

Environment and Communities Committee

Agenda

Date: Thursday, 11th November, 2021
Time: 2.00 pm
Venue: Committee Suite 1,2 & 3, Westfields, Middlewich Road,
Sandbach CW11 1HZ

PLEASE NOTE – This meeting is open to the public and anyone attending this meeting will need to wear a face covering upon entering and leaving the venue. This may only be removed when seated.

The importance of undertaking a lateral flow test in advance of attending any committee meeting. Lateral Flow Testing: Towards the end of May, test kits were sent to all Members; the purpose being to ensure that Members had a ready supply of kits to facilitate self-testing prior to formal face to face meetings. Anyone attending is asked to undertake a lateral flow test on the day of any meeting before embarking upon the journey to the venue. Please note that it can take up to 30 minutes for the true result to show on a lateral flow test. If your test shows a positive result, then you must not attend the meeting, and must follow the advice which can be found here:
https://www.cheshireeast.gov.uk/council_and_democracy/council_information/coronavirus/testing-for-covid-19.aspx

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and in the report.

It should be noted that Part 1 items of Cheshire East Council decision-making meetings are audio recorded and the recordings are uploaded to the Council's website.

PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT

1. Apologies for Absence

To note any apologies for absence from Members.

Contact: Helen Davies
Tel: 01270 685705
E-Mail: helen.davies@cheshireeast.gov.uk

2. **Declarations of Interest**

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests in any item on the agenda.

3. **Minutes of Previous Meeting** (Pages 5 - 12)

To approve as a correct record the minutes of the previous meeting held on 09 September 2021.

4. **Public Speaking/Open Session**

In accordance with paragraph 2.24 of the Council's Committee Procedure Rules and Appendix on Public Speaking, set out in the [Constitution](#), a total period of 15 minutes is allocated for members of the public to put questions to the committee on any matter relating to this agenda. Each member of the public will be allowed up to two minutes each to speak, and the Chair will have discretion to vary this where they consider it appropriate.

Members of the public wishing to speak are required to provide notice of this at least three clear working days' in advance of the meeting.

5. **Mid-Year Performance Review** (Pages 13 - 28)

To consider the mid-year performance for Environment and Neighbourhood Services.

6. **Food Law Enforcement Plan** (Pages 29 - 74)

To consider the 2021-22 Food Law Enforcement Plan.

7. **Communities Team Update**

To receive a presentation on the work of the Communities Team. Report to follow.

8. **A review of the Cheshire East Cemeteries Strategy** (Pages 75 - 188)

To receive an overview of the current Cemeteries Strategy.

9. **Withdrawal of the Crewe Hub Area Action Plan**

To receive an update on the latest position on the delivery of HS2 in the borough and the Crewe Hub Area Action Plan: Report to follow.

10. **Housing SPD** (Pages 189 - 330)

To consider the feedback received to the public consultation and publish the supplementary planning document for public representations.

11. **Jodrell Bank Supplementary Planning Document** (Pages 331 - 448)

To approve the draft supplementary planning document for public consultation.

12. **Request for a review of the systems currently in use for determination of Planning applications by Cheshire East Council submitted by Councillor Tony Dean** (Pages 449 - 450)

In accordance with paragraph 2.41 of the Council's Constitution, the Committee are asked to consider a request from Councillor Tony Dean to undertake a review of the systems currently in use for determination of Planning applications by Cheshire East Council.

13. **Work Programme** (Pages 451 - 454)

To consider the Work Programme and determine any required amendments.

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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Environment and Communities Committee**
held on Thursday, 9th September, 2021 at The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

Councillor M Warren (Chair)

Councillors M Benson, J Buckley, T Dean, A Farrall, L Gilbert, P Groves,
C Leach, J Nicholas, J Parry, A Critchley, B Burkhill and S Corcoran

OFFICERS IN ATTENDANCE

Paul Bayley- Director of Environment and Neighbourhood Services
Many Withington- Legal Officer
Paul Goodwin- Finance Officer
Tom Evans- Neighbourhood Planning Manager
Claire Coombs- Principal Planning Officer
Kim Evans- Licensing Team Leader
Amanda Andrews- Licensing Enforcement Officer
Helen Davies- Democratic Services Officer

12 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Laura Crane (Councillor Sam Corcoran was substituting), Councillor Quentin Abel (Councillor Barry Burkhill was substituting) and Councillor Joy Bratherton (Councillor Anthony Critchley was substituting).

13 DECLARATIONS OF INTEREST

There were no declarations of interest.

14 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the meeting 07 July 2021 be accepted as a correct and accurate record.

15 PUBLIC SPEAKING/OPEN SESSION

Sandbach resident Dave Poole attended the meeting and asked a question in relation to agenda item 5, To receive petitions. The question related directly to Sandbach Cemetery and had been posed to Sandbach Town Council also. Mr. Poole would like to know why the land for Sandbach Cemetery had been registered in a different parish given the Land Registry had on record: Land to the South of Newcastle Road, Arclid which was three miles to the east of Sandbach.

RESOLVED: The Chair agreed a written response would be provided.

Alsager Town Councillor Sue Helliwell attended the meeting and asked a question in relation to agenda item 5, To receive petitions. The question related directly to Alsager Burial Ground. Councillor Helliwell advised the Committee than in August 2018 a meeting took place between interested stakeholders and Cheshire East Council, with the aim to support Alsager residents in getting extra burial ground in Alsager. It was agreed that Cheshire East Council would establish ownership and tenancy of Close Lane Farm as one potential site and to establish the area needed for a 100 year capacity cemetery. Sue queried if this had ever been done.

Sue also asked if Cheshire East Council could assist Alsager Town Council and Alsager residents with the acquisition of a new burial ground for traditional or alternative burials. This was on the basis that the current graveyard in Alsager reached capacity in 2019 and the Council had no scope to extend or invest in it. Sue noted that given the aging population and reliance on public transport the Alsager Neighbourhood Plan Steering Group did not consider proposals for residents to use facilities in Crewe and Macclesfield a viable option.

RESOLVED: Paul Bayley, Director for Environment and Neighbourhood Services confirmed a report was sent to Alsager Town Council on the 17 April 2019 that outlined how much land would be needed to provide burial provision in Alsager for 100 years. Paul Bayley also advised that the Council does not own land known as Close Lane Farm, although there was land in ownership of the Council that was accessed via Close Lane Alsager that formed part of the Farm's estate and this land was occupied on a long term tenancy basis.

Sandbach resident Phillip Brooks attended the meeting and asked a question in relation to agenda item 6, Potential Future Items for the Work Programme. The question related directly to the Cheshire East Cemeteries Strategy. Mr. Brooks felt that the original draft document was flawed in two respects. 1) There was no account of the subject of the land available to extend Sandbach Cemetery and 2) the distances that had previously been calculated related to funeral corteges moving between either Crewe or Macclesfield cemeteries and not those who wanted to frequent the cemetery as friends and family who would want to visit cemeteries more than once and perhaps daily. These kind of distances would not be feasible to do regularly on public transport. Mr. Brooks asked the Committee to take into account the human costs of implementing the cemeteries strategy as it stood and to consider reviewing it as a matter of urgency.

RESOLVED: That Mr. Brooks be thanked for his attendance and his comments be noted by this Committee.

16 TO RECEIVE PETITIONS

Local resident and Lead Petitioner Ann Nevitt attended the Committee to present her petition, on behalf of the residents of Sandbach and surrounding villages, titled Save Sandbach Cemetery.

The petition called for Cheshire East Council to allocate part of the land adjacent to Sandbach Cemetery to be utilised as additional burial plots as originally intended when the cemetery was established in 1934. This option had already been exercised in the 1970's and in 1998. Local residents had always understood this land to be earmarked for this purpose as and when required.

Cheshire East draft Strategy document was approved for consultation in July 2018, during that time Sandbach Town Council had indicated concern that the land next to the Cemetery had been intended to be used for this purpose.

The draft document did not indicate that the land had been registered by the Land registry as a cemetery and this remained the position today. Cheshire East Council have indicated that no further utilisation of the land was possible when current capacity was reached and future burials would have to go to Crewe or Macclesfield. Sandbach residents feel this is an unacceptable position.

The final strategy was approved in March 2019 without an opportunity for the omission to be corrected. Many local residents had not realised that the strategy had been finalised.

Ann felt that with the significant increase of new housing to Sandbach, the original estimate of 8 years capacity would need to be reviewed.

There were close to 6,000 signatures on the petition which demonstrates strong support for a review of the strategy.

RESOLVED: That:

- Ann be thanked for her attendance and participation at Committee;
- the petition be received; and
- an Officer report be requested on Sandbach Cemetery for future review by this Committee.

17 POTENTIAL FUTURE ITEMS FOR THE WORK PROGRAMME

The Committee considered an item brought by Committee Member Councillor Mike Benson that related to the medium and long term provision of cemetery places within the borough. Councillor Benson had produced a briefing note that had been circulated to the Committee before the meeting.

Councillor Benson advised the Committee that it had been three years since the start of the cemetery review, and he felt that sufficient time had passed to better understand the medium and long term provision of burial spaces in Sandbach. The report that recommended provision in Crewe and Macclesfield had not taken into account the land earmarked for extra capacity in Sandbach.

Councillor Benson was of the opinion that a strategic decision had been made that did not take into account all of the facts that related to the land in Sandbach and incorrect assumptions had been drawn. This issue did not just relate to Sandbach but also to neighbouring communities that use the cemetery.

Councillor Benson felt that a review of the cemeteries strategy should be undertaken in a timely manner and also felt that there could be capacity to also incorporate a football pitch on the land earmarked for extra cemetery capacity in Sandbach.

Visiting Member, Councillor Edgar attended the Committee and spoke in his capacity as a Weston and Basford Parish Councillor on behalf of the Parish Council for new cemetery provision for Weston Village.

Councillor Edgar advised the Committee that the Parish Council has considered the proposals and found them to be overly elaborate and not in keeping with the location within the village. Whilst the land is available some of the items preventing the commencement appear to be excessive due to lack of capital provision.

The Parish Council are seeking permission from Cheshire East Council to put its own plans together in keeping with the original budget to enable the project to move forward enabling additional cemetery provision now and into the future.

The old cemetery was now full, being established in the 1800's and given the expansion of the village had reached 700 additional homes with projections for a further 1300 homes by 2030, the Parish Council was confident it could expedite plans using recognised contractors to fit both the budget and ambition for the village.

RESOLVED: That Councillor Edgar be thanked for his attendance and contribution to the Committee and that he be given a written response to his comments and questions.

Visiting Member Councillor Janet Clowes attended the Committee and spoke on the issue of the Wymbunbury combined Parishes. The two graveyards in the area had been closed this year, through the Parochial Church Council. The current cemetery strategy deals with the closure of graveyards and the role of the Council in absorbing maintenance of these spaces.

The graveyards in Wymbunbury had existed for over 1200 years, they were of historical interest and part of conservation area as documented in the Wymbunbury Combined Parishes Neighbourhood Plan.

The spaces had served for 100s of years the wider estates such as Dodington, Shavington, Weston etc. All the communities would now have to be served by Crewe. Councillor Clowes advised the Committee there were concerns and confusion about the maintenance of Wymbunbury cemetery.

Councillor Clowes felt that the current strategy is vague and gave an overview of the wider, national strategy which did not take into account the impacts on Town and Parish Councils or the residents who make up the Parochial Church Councils. Councillor Clowes felt that a review of the strategy at this time was extremely important and would give confidence to town and parish communities when facing the issue of the closure of graveyards particularly in light of the financial implications for both borough and town and parish councils.

RESOLVED: That Councillor Clowes be thanked for her attendance and contribution to the Committee.

The Chair then opened the debate from Councillor Benson's address to the Committee. There was some discussion that covered:

- When Cabinet had originally debated the item back in July 2018, there had been a period of consultation that followed

- The football pitch had stopped being hired out and there was an understanding locally that the land was going to be used as cemetery plots;
- That under the old form of Leader and Cabinet form of governance, a Call-In could not be done with just one Member and that procedures were followed according to the procedure rules;
- That the impact of people prebooking cemetery spaces had a significant effect on capacity and with investment current capacity at Sandbach could raise from potentially 8 years to 16-20 years,
- Existing bookings would be honoured but provision of plots should be on the basis of need and not wealth; and
- That after three years there should now be some form of review of the strategy.

RESOLVED:

That a report be brought back to this committee to review the current cemeteries strategy for the whole of the borough.

18 GEN4 (RECOVERY OF FORWARD FUNDED INFRASTRUCTURE COSTS) SPD

Paul Bayley, Director for Environment and Neighbourhood Services introduced the report that sought approval to carry out four weeks of public consultation on the draft Forward Funded Infrastructure Supplementary Planning Document (SPD).

Tom Evans, Neighbourhood Planning Manager attended the meeting to address any questions the Committee had.

The Committee noted that at section 9.6 of the SPD it stated:

9.6 Where a financial obligation is necessary, payment would normally be required on commencement or on first occupation of a development. However, in the case of a large-scale development, it may be that the payments would be phased to meet the proportional impact of each phase. Trigger points for payments will be included in the legal agreement, as will the period in which any contribution will have to be spent.

Tom confirmed this was an error as the contributions will already be spent and so the monies will be repaying.

RESOLVED: That:

- a) the reports be received and noted and that Tom be thanked for his attendance and contributions at Committee;
- b) the Draft Recovery of Forward Funded Infrastructure Supplementary Planning Document be approved for four weeks of public consultation;
- c) the associated Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report be published; and
- d) the associated Equalities Impact Assessment Screening Report (EQIA) be published.

19 ENVIRONMENTAL PROTECTION SPD

Paul Bayley, Director for Environment and Neighbourhood Services introduced the report that sought approval to carry out a minimum of four weeks of public consultation on the draft Environmental Protection Supplementary Planning Document (SPD).

Tom Evans, Neighbourhood Planning Manager attended the meeting to address any questions the Committee had.

Tom advised the Committee that this SPD would only apply to planning applications within the borough once the document had been formally adopted.

The Committee had some discussion about smart consultation and the potential audience to engage with, such as those living near land earmarked for new builds. Tom advised that consultation was always challenging but the usual process for the council was to publish press releases, email a database of 6k people and use social media, sometimes drop in events were scheduled but that related more to documents such as the local plan etc. This document was focused on applicants and developers.

RESOLVED: That:

- a) the reports be received and noted and that Tom be thanked for his attendance and contributions at Committee;
- b) the draft Environmental Protection Supplementary Planning Document be approved for a minimum of four weeks of public consultation, including the associated Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report ("SEA"); and
- c) the associated Equalities Impact Assessment Screening Report ("EQIA") be published.

20 HOUSES OF MULTIPLE OCCUPATION SPD

Paul Bayley, Director for Environment and Neighbourhood Services introduced the report that sought approval adopt the Houses in Multiple Occupation Supplementary Planning Document (HMO SPD).

Claire Coombs, Principal Planning Officer attended the meeting to address any questions the Committee had.

The Committee agreed that damage can be done to the community if there was a concentration of HMOs in one area, it was noted there were parts of Crewe where concentrations were above 10%.

RESOLVED: That

- a) the report be received and noted and that Claire be thanked for her attendance at Committee; and
- b) the Houses in Multiple Occupation Supplementary Planning Document be approved for adoption.

21 TAXI LICENSING POLICY

Paul Bayley, Director for Environment and Neighbourhood Services introduced the report that advised the Committee of the publication of the Department for Transport (DfT) 'Statutory Taxi and Private Hire Vehicle Standards' and subsequent changes that may be considered to the existing Cheshire East Council Taxi Licensing policies and procedures to implement the recommendations within the standards.

Kim Evans, Licensing Team Leader and Amanda Andrews, Licensing Enforcement Officer attended the meeting to address any questions the Committee had.

The Committee asked that the three separate licensing zones for hackney carriages (coterminous with the previous district council boundaries) that currently existed within the borough be considered when this item came back to Committee. This would ensure procedures were more streamlined for the council, reduce reputational risk to the council, make better financial sense for drivers and also have an environmental impact of reducing dead mileage..

The Committee noted that on the subject of car emissions, some drivers were entitled to Grandfather Rights however it was expected these rights would be time limited.

RESOLVED: That

- a) Kim and Amanda be thanked for their attendance and contribution at Committee;
- b) the reports be received and noted;
- c) the public consultation on the Draft Taxi Licensing Policy be approved; and
- d) following consultation, the policy be presented to this Committee for final approval.

22 WORK PROGRAMME

The Committee considered it's Work Programme. There had been two minor amendments since the agenda had been published:

- 1) That the Carbon Neutral Programme Progress report; and
- 2) Everybody Sport and Recreation Annual Report

Would now be reviewed at the meeting on the 20 January 2022.

RESOLVED:

That the Work Programme be received and noted.

The meeting commenced at 10.30 am and concluded at 12.06 pm

Councillor M Warren (Chair)



Working for a brighter future together

Environment and Communities Committee

Date of Meeting:	11 th November 2021
Report Title:	Mid-year Performance Review - Environment and Neighbourhood Services
Report of:	Paul Bayley, Director of Environment and Neighbourhood Services
Report Reference No:	EC/24/21-22
Ward(s) Affected:	All wards

1. Executive Summary

- 1.1. This report gives an update on performance across Environment and Neighbourhood Services for the first half of 2021-22.

2. Recommendations

- 2.1. That the Committee note the performance of the department.

3. Reasons for Recommendations

- 3.1. The Environment and Communities Committee is responsible for reviewing and scrutinising the performance of the Environment and Neighbourhood Services department.

4. Other Options Considered

- 4.1. Not applicable.

5. Background

- 5.1. Environment and Neighbourhood Services is responsible for delivering a range of Place based front line customer facing services and statutory functions. These include Waste and Recycling, Street Cleansing, Planning, Building Control, Environmental Health, Licensing, Trading Standards, Leisure Services, Libraries, Bereavement Services, Parks, Play Areas, Playing Pitches and Green Spaces. A number of our services are commissioned through the Council's wholly owned companies including Ansa and Orbitas, and the independent leisure trust Everybody Sport & Recreation.

5.2. The Cheshire East Council Corporate Plan 2021-25 sets out our vision for an open, fairer, greener Cheshire East with three broad aims to be an open and enabling organisation; a council which empowers and cares about people, and a thriving and sustainable place. The Environment and Neighbourhood Services department contributes to a number of the priorities under the aim of a thriving and sustainable place:

- A great place for people to live, work and visit
- Welcoming, safe, and clean neighbourhoods
- To reduce the impact on our environment
- To be carbon neutral by 2025

5.3. The department provides leadership and management for the Council's Environment Strategy and associated action plans, including the Carbon Neutral Action Plan to deliver the commitment to be a carbon neutral council by 2025. An update on delivery of the Carbon Neutral Action Plan will be provided in a separate report to the Committee in January 2022.

5.4. Environmental Services

Corporate Plan 2021-25: Key priorities	
Welcoming, safe, and clean neighbourhoods	Improved green spaces for all, enabling people to exercise and socialise in our parks and open spaces
To reduce our impact on our environment	To have minimised overall waste generated in the borough and maximised our levels of recycling To improve biodiversity and natural habitats in the borough

Key Performance Indicators	Mid-year (20/21)	2020/21 Outturn	Mid-year (21/22)	Target 2021/22
Residual household waste collected per household (kgs)	239kg*	481kg*	250kg (estimate)	<510kg
Increase the % of all waste collected sent for recycling, reuse and (to achieve 65% by 2035)	60.5%*	57.5%*	59% (estimate)	>50%
Maintain volunteers in waste awareness	Approx. 100	Approx. 100	Approx. 100	25

(* pending approval by Defra)

5.5. The pandemic has placed great strain on the waste collection system but despite the numerous pressures Ansa have been able to continue to empty

all three bins at all times. Many local authorities across the country have ceased one of their collections to cope with the pressure.

- 5.6. A clear result of the lockdowns has been to increase the tonnage of all waste streams – residents are at home and therefore carrying out more gardening/DIY, eating at home and not disposing of items at their workplace. As a consequence, we have not succeeded in minimising overall waste generation in the borough, but our recycling levels remain encouragingly high.
- 5.7. The strain is also clear on the supply chain for our bins. There has been a world shortage of plastics and therefore contingency measures have had to be taken to ensure a consistent supply of new and replacement bins. This issue, along with staffing pressures, have resulted in the bin delivery times having to be extended. Our third sector partner who provide the bulky waste service have begun to assist with delivery of bins.
- 5.8. The waste prevention team have succeeded in retaining an enthusiastic band of volunteers who are actively involved in waste prevention activities. The pandemic has limited community engagement, but this has not prevented the team reaching out digitally. The lifting of restrictions has, amongst other things, enabled engagement at a stall in the indoor market in Macclesfield, talks to secondary schools, WIs, Brownies and Cubs and Tatton Foodies Festival.
- 5.9. A key project during this quarter has been the closure of the Congleton household waste recycling centre, as a result of the landlord not agreeing to a lease extension. The site has now been cleared and handed back. During the process there have been no incidents of fly-tipping outside the site and arrangements are ongoing for the placement of two additional recycling banks in Congleton.
- 5.10. The playing field improvement project, jointly funded by the Football Foundation, CEC and ANSA is making real progress. Funding of £200,000 has enabled the purchase of a fleet of modern maintenance machinery, which will give pitches a new lease of life, creating much improved surfaces, resilience, and better drainage. Since the arrival of the new pitch maintenance equipment during last autumn, ANSA have prioritised the 5 strategically important multi-pitch playing fields, but improvements are also now being reported by teams playing on other Council playing fields.
- 5.11. Seven of our parks across the borough have retained their Green Flag Awards this year. The scheme recognises and rewards well-managed parks and green spaces, setting the benchmark standard for their management across the United Kingdom and around the world. **(Subject to news embargo until 14th October)**. Visitor numbers in our parks grew significantly during the pandemic and they remain high demonstrating their value to our diverse communities.
- 5.12. Over recent months the Parks Team have established good working relationships with colleagues in Public Health and the NHS. We all recognise

the value of parks in supporting community health and we are all hopeful that we can jointly find ways to make the most of this resource to make positive inroads into delivering healthier communities.

- 5.13.** Strong partnerships are being built between the Council and a range of environmental organisations aimed at delivering greater biodiversity and environmental improvements in parks and green spaces across the Borough. Work is underway to review and refresh the Parks Strategy to maximise the benefits from these emerging partnerships. Tree planting schemes are under development for this winter's planting season. We have trialled 'no mow' areas within some parks. The reaction from the public has been really positive and the visual impact has been great. It is an approach we will look to expand on next year.
- 5.14.** The Parks team are heavily engaged in developing projects to be funded through the Crewe Towns Fund. Primarily we are focussed on the Pocket Parks Improvement Initiative, but we are also involved in the Valley Brook River improvement projects.
- 5.15.** There are a number of park improvement projects that are in progress or recently completed including:
- Hassall Road, Alsager – Following on from the new play equipment installed earlier in 2021, a second phase is due to commence in October to install a footpath connecting with the entrance gates and installing an additional piece of equipment.
 - Rotherhead Drive, Macclesfield – Work is due to start on a full replacement of the play area and new connecting footpath to make the equipment more accessible.
 - Queens Park, Crewe – A £100,000 has been awarded by the FCC Communities Foundation to update and refresh the play area, with the work due to commence in the autumn.
 - Lansdowne Road, Crewe - Crewe Town Council have provided £100,000 funding to upgrade play equipment on this Cheshire East Council owned play area. The work will be completed this year.
 - The Carrs, Wilmslow – A new Masterplan public consultation was launched in September.
 - Meriton Road Park, Handforth – Following a Masterplan consultation earlier this year, feedback is now being reviewed and projects identified in the plan being prioritised. A new path is being installed this month to provide access from a new housing estate into the park.
 - Banbury Close, Macclesfield – Macclesfield Town Council have provided £50,000 to improve accessibility to both the Multi-Use-Games-Area and the open space by installing better drainage.
 - Wynbunbury Road, Willaston – Resurfacing work is being undertaken to improve accessibility to the play area.

- Rugby Drive, Tytherington – New fencing has been installed to protect the improved football pitch areas. A new drainage system was installed and completed earlier this year.
- Station Road, Wrenbury – Play area fencing has been improved. The old timber fence has been replaced with new play safe steel fence.

5.16. Planning

Corporate Plan 2021-25: Key priorities	
A great place for people to live, work and visit	<p>Enable access to well designed, affordable, and safe homes for all residents</p> <p>New development to be appropriately controlled to protect and support our borough</p>
To reduce our impact on our environment	To improve biodiversity and natural habitats in the borough
A transport network that is safe and promotes active travel	<p>Improvements in the strategic infrastructure that support sustainable and inclusive growth across the borough</p> <p>Safer and well-maintained roads</p> <p>More residents to use walking routes</p>
Thriving urban and rural economies with opportunities for all	<p>Delivery of a strategic regeneration plan for Crewe</p> <p>Delivery of a strategic regeneration plan for Macclesfield</p> <p>Maximise the commercial and regeneration opportunities associated with HS2 for the whole borough</p>

Key Performance Indicators	Mid-year (20/21)	2020/21 Outturn	Mid-year (21/22)	Target 2021/22
Number of major applications registered	64	130	61	-
Number of non-major applications registered	1,539	3,410	1,869	-
Major applications determined within 13 weeks or agreed time	96%	95%	95%	>90%
Non-major applications determined within 8 weeks or agreed time	88%	87%	83%	>90%

% Planning appeals allowed	42%	34%	36%	<30%
Supply of deliverable housing land	-	6.4 years*	-	5 years

(*base date March 2020)

- 5.17.** The Planning Service has faced significant challenges over the first half of the year initially caused by ongoing Covid impacts but now coupled with significant increases in the volume of applications. Total applications have increased by over 15% for the period Jan-Sep 2021 compared to the previous year (5085 applications over 4300), with particular increases in submissions of smaller householder and prior approval applications. The figures reported above only include applications which are reported to DLUHC (former MHCLG) and so does not include prior approvals which have increased due to recent changes to permitted development rights.
- 5.18.** The increased demand has resulted in a significant increase in the number of live applications to 2,876 at the end of September – more than double the normal level of 1,200. This is somewhat reflected in the key performance indicator shown in the table above that reports a decrease in the number of applications determined within the agreed time. However, this includes applicants who agree one or more extensions to time and in reality many applications are taking much longer than 8 or 13 weeks to be determined.
- 5.19.** A number of measures have been introduced to effectively manage officer caseload in the short term and address the backlog and reduce determination timescales in the medium term.
- 5.20.** Applications are being validated and registered as normal but they are not being allocated to named officers until much later in the process to ensure individual case officers are not overwhelmed. Pre-application services have been suspended since the start of the year for all but major proposals. Customer expectations are being managed through updated correspondence on receipt of applications; targeted communications to agents and Members and also regular updating of information on the Website.
- 5.21.** To help address the backlog of applications an external provider, Capita, have been procured to provide additional capacity of 4-5 officers to assist with the backlog of householder applications. The contract covers up to 1,000 applications over a 9-12 month period.
- 5.22.** The Service has also continued to try and recruit staff to fill vacancies, although it is currently a challenging market for recruiting experienced planning officers. Three new Planning Assistants started in September and one additional Senior Planning Officer joins in October. There remain two vacancies at Planning Officer level. There is some long term sickness which is also hindering service recovery.

- 5.23.** A dashboard has been developed to enable regular monitoring and reporting of the impact of these measures on the application backlog.
- 5.24.** Enforcement complaints have also increased (592 in comparison with 548 for Apr-Sep last year) with more people 'working at home' and having greater awareness of the environment around them. However, there have been some significant successes with 5 Enforcement Notices, 5 Planning Contravention Notices and 1 Breach of Condition during the reporting period. Recruitment continues to fill a current vacancy with the enforcement team.
- 5.25.** To help develop greater capacity and resilience within the service in the longer term, a review of the resourcing structure is under way. Benchmarking has been taking place with other Local Authorities, and retention and recruitment policies are being reviewed. A review of the Customer Experience has also begun to understand current demands and performance from a customer perspective. A Service Improvement Plan will be developed once the review is complete.
- 5.26.** Notwithstanding the pressures on the Service, it continues to approve significant strategic developments in accordance with development plan policies to ensure they are sensitive to their surroundings but also achieving good sustainability. Key strategic housing developments at Leighton, Crewe, and employment sites in Middlewich. A strong emphasis on the urban design quality of schemes has been embedded over the last few years, particularly for the larger housing sites. Focus on the character of the area, hierarchy of streets, alongside landscaping, Electric Vehicle (EV) charging points and good connectivity/accessibility will provide more sustainable places to live and work. Poor design and developments which do not meet our necessary standards or appropriate policies are being rejected. Although Planning Appeal performance has slightly decreased for the quarter the Service is making soundly based decisions with the first half of the year not showing any adverse trends.
- 5.27.** The five year housing supply figure remains at a robust level of 6.4 years with 2,376 net completions during the 20/21 monitoring year.
- 5.28.** The decision to submit the revised Publication Draft Site Allocations and Development Policies Document (SADPD), part 2 of the Local Plan, was made at a meeting of full council on 19th April 2021. The Examination by a Planning Inspector commenced in mid-October running until early November. It is hoped that the Plan will be adopted in late Spring/early Summer 2022. Work continues on the Minerals and Waste Development Plan Document (MWDPD), part 3 of the Local Plan. The initial draft should be ready for consultation early in the New Year.
- 5.29.** The Tree Risk Management Strategy was approved by Cabinet in April, following appointment of a new Principal Forestry & Arboricultural Officer who will be responsible for ensuring the strategy is implemented. During this initial phase there has been good progress in establishing solid lines of communication with colleagues in Highways, Green Spaces (ANSA) and

Assets to provide clarity in identifying risks, appropriate inspection regimes and how information should be recorded in accordance with the Strategy. An action plan has been formulated and will be regularly updated as a means of ensuring all stakeholders are actively working towards compliance with the strategy.

- 5.30.** The implementation of the new IT system for Planning, Building Control and Land Charges has picked up pace in recent months with good progress being made on the difficult tasks around data mapping and data migration. While there is still a significant amount of work to be done it is hoped that the new systems will be fully operational by the summer of 2022.
- 5.31.** Finally, while both Planning and Building Control face challenges in terms of resources they must also adapt to on-going changes in legislation. As such, Planning has responded to yet further legislative changes to the permitted development regime and also a new National Planning Policy Framework (NPPF) produced in July which has taken on board the 'Beautiful Buildings' and the introduction of the National Design Guide and Design Codes.
- 5.32.** Building Control has also had to take on board the first stage of the Building Safety Regime (post Grenfell) whereby the Health & Safety Executive (HSE) act as a consultee on residential applications above 18m. Further competencies for professional Building Control staff are now also required.
- 5.33.** Performance in Building Control remains high despite challenges with resources similar to the planning service. The number of fee earning applications dealt with during the first half of the year is 895 with 94% of full plans assessed within 15 days. Officers have also responded to 29 dangerous structures. On average the Building Control officers are dealing with 240 applications per year which is significantly higher than the sector benchmark of 148 applications per officer per year.

5.34. Regulatory Services

Corporate Plan 2021-25: Key priorities	
Welcoming, safe, and clean neighbourhoods	<p>Crime and anti-social activity and anti-social behaviour to be reduced</p> <p>Victims of crime and exploitation to be supported effectively by the council and partners through collaboration</p> <p>To protect residents and improve our environment</p>

- 5.35.** The Regulatory Services team were responsible for ensuring local businesses complied with the Covid-19 restrictions introduced by government to help reduce transmission of the virus. Between April and September, the service dealt with over 500 service requests relating to Covid-19. We continue to respond to all complaints and concerns from members of the public and employees about the adequacy or otherwise of

covid control measures. Although most specific legislative requirements were removed on 19 July 2021 the service is able to provide advice and guidance to encourage businesses to maintain ongoing control measures to minimise the risk of transmission. The service is also working with the Health and Safety Executive who are carrying out spot checks on local businesses with referrals for further action provided to the authority as appropriate.

- 5.36.** The team are also continuing to work with Public Health colleagues on the local Test, Trace, Contain and Enable programme. In response to details of positive Covid cases that have an impact on local businesses, either an employee or a visitor to a site, direct contact is made to understand potential transmission routes and provide any necessary support and advice. This approach continues to be positively received.
- 5.37.** The Licensing service is steadily returning to normal operations following the impact that the pandemic had on service delivery during 2020. In order to strike a balance between public safety and supporting the local trade and businesses, a number of changes had to be made to operations and some aspects including the acceptance of new driver applications, driver knowledge tests and licensed premises debt collection were suspended. These elements have now resumed albeit with some changes to delivery methods. The team continues to investigate complaints made against all licence holders although the number of complaints being dealt with have not yet returned to pre-pandemic levels and there has been no requirement for any formal enforcement action to date this year.
- 5.38.** The Licensing Team has been progressing with a comprehensive update of the Cheshire East Taxi Licensing Policy in response to the release of the Department for Transport's 'National Minimum Standards' document. The amended draft policy has been approved for consultation with the trade, public and other relevant stakeholders. Proposed changes include setting emission and age limits for vehicles and extending our data sharing arrangements with partner agencies to support safeguarding.
- 5.39.** The Food Safety/Standards Teams have been consistently working to guidelines issued by the Food Standards Agency throughout the duration of the pandemic. These guidelines have offered a deviation from the statutory inspection programme identifying priority areas for local authorities to focus their efforts. The latest guidance issued in June this year provides a recovery plan for the return to normal operations which runs from 1 October 2021 to 31 March 2023. The Food Law Enforcement Plan outlines how the service will achieve these requirements and ensure the safety and integrity of our locally produced food.
- 5.40.** Away from inspection based work the Commercial Services Team are continuing with their reactive work including the investigation of service requests, workplace accidents and food poisoning/infectious disease notifications which have remained at a consistent level to that experienced pre-Covid. The Team are also having to respond to an increased number of

enquiries relating to export requirements since our EU Exit and having to issue a higher number of Export Health Certificates; this work is particularly complex and the service is waiting further training to be delivered by the Food Standards Agency to improve both the local and national response.

- 5.41.** Work has been ongoing to promote 'Natasha's Law' to businesses that sell prepacked food for direct sale (PPDS) in advance of changes to allergen labelling requirements that come into force on 1 October 2021. This work is led by Trading Standards but will also be incorporated into the day-to-day work of the Food Safety team as part of routine inspections and business interactions.
- 5.42.** Work continues with the former Macclesfield Town Football Club, now Macclesfield Football Club, who have begun their first competitive season in August 2021. The focus is to ensure that they meet their obligations and that the grounds are safe for all who attend. This has included 'During Performance Inspections' to monitor safety management procedures in a match day environment. This work is supported by the wider Safety Advisory Group including representatives from Police, Fire and Ambulance services.
- 5.43.** The Trading Standards Team continue their activities to stop fraudulent, illegal, and unfair trading and the first six months of the year have seen extensive activity. Activities include the seizure of over 2,500 counterfeit items from two business premises in Knutsford and Nantwich, the successful sentencing of a prolific rogue trader for 32 months following offences in Cheshire East and the NW region and a Proceeds of Crime case requiring the repayment of over £70,000 following imprisonment for illegal money lending.
- 5.44.** The Team also has a focus on protecting the most vulnerable from predatory crime including mass marketing and scams. In the first half of the year, the Banking Protocol project has helped to save over £500,000 of bank customers in Cheshire East when requests to withdraw unusual amounts of money are challenged and referred to the police if criminality is suspected. Individuals who have found themselves the victim of scams and doorstep crime are subsequently supported by the Older Person's Scams Awareness and Aftercare Project (a joint partnership between Age UK and Cheshire East) where they are provided with aftercare, support, and advice.
- 5.45.** The Team have also dealt with a number of referrals from colleagues working within port authorities where consignments of unsafe products bound for Cheshire East have been identified and stopped at port. Follow up activity has included engagement with businesses to rework their product into a compliant state as well as destruction of products where this has not been possible.
- 5.46.** The Environmental Protection Team deal with complaints in relation to issues such as noise, smoke, dust, and odour from both domestic and commercial premises. During the pandemic period there has been a significant increase in the number of these complaints, many linked to an

increasing number of individuals working from home; 2020-2021 saw the highest level of noise complaints in the history of Cheshire East Council with a total of 1680 complaints received, an increase of 35% on the previous year (1245); complaint numbers for April – August 2021 have already reached 987. To cope with demand the service has had to increase its 5 working day first day response time to 20 working days. The increased demand has impacted response times and during the first quarter of 2021-2022 68% of complaints were responded to in 5 working days a reduction from 84% for the same period the previous year.

- 5.47.** The Air Quality Annual Status Report and Air Quality Action Plan have been submitted to Defra for comment in line with statutory requirements. The annual status report focuses on what is being done to improve air quality locally and provides an update on monitoring undertaken and progress towards the actions set out in our action plan.
- 5.48.** The updated Contaminated Land Strategy was approved by Committee in July. This strategy sets out our approach to dealing with contaminated land issues including matters relating to Council owned land and the team are working closely with the Assets Team on a number of local historic landfill sites.
- 5.49.** A revision of legislation relating to Private Water Supplies has led to a wholesale review of our work in this field including accreditation training for all of the officers involved. The team are currently developing an updated programme of sampling and risk assessment work for the supplies captured by the legislative requirements.
- 5.50.** Changes to Animal Welfare Legislation in 2018 are continuing to impact upon the work of the Animal Health and Welfare Team. The Team have seen an increase in the number of applications linked to the impact of the pandemic; this includes an increase in dog breeding licence applications fuelled by the high demand for pets during the lockdown periods and a corresponding increase in home boarding and day care facility applications for those who are returning to the workplace and need additional care for their pets. After extensive investigation work, two licensing applications have been refused; in one case the decision was upheld at the First Tier Tribunal whilst in the second instance the applicant withdrew their appeal and are reviewing their business model with a view to a revised submission.
- 5.51.** The service is also dealing with an increasing number of complaints, including reports of unlicensed breeders, irresponsible dog ownership and farmed animal welfare. People have continued to visit the countryside as a leisure activity beyond the coronavirus lockdown periods and are keen to report what they perceive to be welfare issues. The service is addressing these matters in a range of ways including, in the case of pet ownership, the development of school education resources that can be delivered to local school children.

5.52. The CCTV service provides 24 hour a day visual oversight to our towns and works closely with the Police to share information, review specific areas on request and provide recorded evidence as appropriate. Work is ongoing to replace our ageing analogue system to a wireless infrastructure. This will improve our response to system faults, reducing the amount of down time and reducing service costs.

5.53. The CCTV service is currently preparing for an October inspection by the Security Systems and Alarms Inspection Board. This Audit hopes to build on our accreditation by the National Security Inspectorate in 2020 moving us closer to BS 7958 accreditation for CCTV Management and Operation. This accreditation would support plans for the service to expand its range of chargeable services in the future.

5.54. Neighbourhood Services

Corporate Plan 2021-25: Key priorities	
A great place for people to live, work and visit	<p>A high-quality accessible library service that remains relevant to the changing needs of Cheshire East residents and delivers value for money</p> <p>High quality leisure and sports provision across the borough that delivers good value for money</p>
Welcoming, safe, and clean neighbourhoods	<p>Crime and anti-social activity and anti-social behaviour to be reduced</p> <p>Victims of crime and exploitation to be supported effectively by the council and partners through collaboration</p> <p>To protect residents and improve our environment</p>

Key Performance Indicators	Mid-year (20/21)	2020/21 Outturn	Mid-year (21/22)	Target 2021/22
Number of visitors to libraries	160,347	286,040	272,477	800,000
Number of visitors to leisure centres	169,249	426,651	910,111	2,000,000

5.55. The Community Enforcement and Anti-Social Behaviour team saw a considerable increase in reported incidents of ASB since the lifting of restrictions earlier in the year. The team continues to work closely with the police in responding to reports.

- 5.56.** The Multi-Agency Action Group (MAAG) has continued to meet bi-monthly basis and proposals to tackle ASB in Macclesfield will be presented over the coming months.
- 5.57.** New enforcement policies for Community Enforcement, Anti-Social Behaviour and body worn cameras were approved by the Committee in July.
- 5.58.** Patrols by the Community Enforcement Officers continue to engage with and educate members of the public. 26 fixed penalty notices were issued in the first half of the year in response to significant breaches or a failure to cooperate in relation to dog fouling, fly-tipping and abandoned vehicles.
- 5.59.** The Cleaner Crewe project, a pilot scheme to make our streets and alleyways in central Crewe cleaner and tidier, has so far been extremely successful with 6 alleyways being cleaned and further enhanced with plants, artwork, and new and replacement signs. The project has seen collaborative working between various departments within the council, the local MP, Crewe Town Council, and residents. The Town Council have agreed to fund an extra Community Enforcement Officer to further support the project.
- 5.60.** Libraries re-opened from 19th April in line with step 4 of the government's roadmap to recovery. Covid secure measures remain in place to protect customers and staff. Visitor numbers and participation in activities are encouraging with most customers reassured around the safety of our library premises. 802,194 books have been issued since reopening
- 5.61.** Digital and STEAM skill activities and initiatives to build skills, knowledge and creativity and encourage informal learning have restarted. (STEAM stands for Science, Technology, Engineering, Art, Math). Work clubs have restarted at 3 libraries.
- 5.62.** All libraries are now offering a range of pre-school activities on a weekly basis such as Baby Bounce or Rhyme-time. Bollington library recently welcomed 50+ pre-school children and their parents/carers to their Library Bear Hunt, developing early language, literacy, and social skills in a fun environment. The Summer Reading Challenge ran from July to September over the school holidays with over 4,700 children participating in person or online.
- 5.63.** Many of our activities in libraries for adults have returned albeit in a slightly different but Covid secure way. For example, Macclesfield library has seen many of their regular groups return including Macclesfield Historical Society and Macclesfield Writers Group who have booked speakers for the next six months. Several yoga and meditation sessions are now back up and running successfully. Several other informal groups designed to combat social isolation such as Knit & Natter and afternoon Tea start again at the beginning of October
- 5.64.** Crewe library has secured an Arts Council England grant of £14,995 to deliver Luminate - a series of 8 digital art workshops and 2 holiday activities

run in conjunction with Mako public engagement specialists to help re-fresh our STEAM skills programme in the Crewe area.

- 5.65.** Reading Friends, our new befriending project funded by a Reading Agency grant has proved extremely popular. One of our 92-year-old customers from Sandbach who has been blind for a few years describes her Reading Friends activity as “the highlight of my week”. Prior to the calls she says she felt like a bird in a cage, but she now feels free. Listening to reading helps to take her mind off her various ailments and out of herself.
- 5.66.** The uptake in E-resources has been considerable. Usage for April to September showed that 47,532 E-books were checked out, Find my Past was up by 33%, British Newspaper Archive up by 91%, and Newsbank up by 34%. There have also been 16,506 e-magazine and 26,356 audio book checkouts to date by 1,369 new users.
- 5.67.** Libraries have introduced a new way of letting people know about what’s on in their local library with new style bulletins sent to 17,000 subscribers on a wide range of topics. The aim is to showcase the wealth of services that the library offers and share information about a wide range of support and help available locally and nationally.
- 5.68.** Leisure Centres were able to fully re-open from 19th July at step 4 of Government’s roadmap to recovery. Everybody Sport and Recreation (ES&R) are reporting an encouraging position in terms of recovery of memberships and participation, with more ‘pay as you go’ swimming and an earlier than anticipated return of school swimming as well as an increase in outdoor bookings. Further information will on the performance of ES&R and their broader impact on public health outcomes will be reported to the Committee in January 2022 through the presentation of the ES&R Annual Report 2020-21.
- 5.69.** The investment in the borough’s leisure centres continues. Since April work has started on the refurbishment of Nantwich swimming pool which is due for completion later in the year and will be renamed ‘Nantwich Leisure Centre’ to reflect the enhanced offer. Work has also started on the refurbishment and new pool at Congleton Leisure Centre, which is due for completion late 2022. In addition, a planning application had been submitted to extend and enhance the leisure and sports provision at Sutton lane in Middlewich.

6. Implications

6.1. Legal

- 6.1.1.** There are no legal implications arising from this report.

6.2. Finance

- 6.2.1.** The financial implications of changes in performance requirements or responding to current performance levels will be included in the Mid-Year Finance Review provided in a separate report to this Committee.

6.3. Policy

6.3.1. The report sets out how the department is contributing to the Cheshire East Council Corporate Plan 2021-25.

6.4. Equality

6.4.1. There are no equalities implications arising from this report.

6.5. Human Resources

6.5.1. There are no human resources implications arising from this report.

6.6. Risk Management

6.6.1. The performance reporting process provides opportunities for the Council to identify and focus on areas for improvement to support achievement of its strategic ambitions. Timely performance reporting mitigates risk of the Council not achieving its outcomes by providing the opportunity to review outputs, identify trends and areas for improvement, and introduce corrective and/or preventative actions wherever necessary to address areas of poor - or under – performance.

6.7. Rural Communities

6.7.1. There are no implications for rural communities arising from this report.

6.8. Children and Young People/Cared for Children

6.8.1. There are no implications for children and young people arising from this report.

6.9. Public Health

6.9.1. There are no implications for public health arising from this report.

6.10. Climate Change

6.10.1. An update on delivery of the Carbon Neutral Action Plan will be provided in a separate report to the Committee in January 2022.

Access to Information	
Contact Officer:	Paul Bayley, Director of Environment and Neighbourhood Services paul.bayley@cheshireeast.gov.uk
Appendices:	None
Background Papers:	None

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Working for a brighter future together

Environment and Communities

Date of Meeting:	11 November 2021
Report Title:	Food Law Enforcement Plan
Report of:	Paul Bayley, Director of Environment and Neighbourhood Services
Report Reference No:	EC/19/21-22
Ward(s) Affected:	All

1. Executive Summary

- 1.1.** The Food Standards Agency (FSA) is charged with overseeing local authority food enforcement activity to ensure work is undertaken in a cost effective, comprehensive and collaborative manner.
- 1.2.** To support this, and to provide a framework within which to monitor performance, a local authority is required to produce an annual Food Law Enforcement Plan which covers all areas of food law that the authority has a duty to enforce and set out how the authority intends to deliver Official Controls having regard to advice from the FSA or any other relevant body.
- 1.3.** Cheshire East Council's Regulatory Services has consistently produced an annual Food Law Enforcement Plan. In addition, the service completes annual returns to the Local Authority Enforcement Monitoring system (LAEMs) which is used by the FSA to monitor national performance on Official Control Activity.
- 1.4.** During the Covid-19 pandemic food enforcement activities were significantly impacted due to restrictions on business operations. In response, the Food Standards Agency communicated a revised national approach to food enforcement work, providing updates throughout the year to outline their expectations and requiring assurance that those matters of the highest risk were prioritised. This approach ultimately continued until 30 June 2021 when the FSA produced a Recovery Plan and further guidance for local authorities.
- 1.5.** The Local Authority Recovery Plan outlines the approach to be taken with respect to food law activities for the period 1 July 2021 to 31 March 2023.

Given the period covered is in excess of the usual 12-month plan period it has been considered more appropriate to produce a plan that covers the Recovery Plan period in full, albeit with a review period at the start of each financial year to ensure that the programme is reflective of our premises risk profile.

2. Recommendations

- 2.1.** That the Environment and Communities Committee note the Food Law Enforcement Plan as our approach to food enforcement activities during the Recovery Plan period.

3. Reasons for Recommendations

- 3.1.** The Environment and Communities Committee is responsible for oversight and scrutiny of Environment and Neighbourhood Services, which includes food enforcement activity.
- 3.2.** The Food Law Enforcement Plan provides a robust and consistent approach to food enforcement activities within Cheshire East that is reflective of national requirements and which focusses attention to those activities and premises that pose the greatest risk to the community and provides adequate support to local food businesses.

4. Other Options Considered

- 4.1.** Regulatory Services could have produced a one-year plan to operate until the end of March 2022. However, as the FSA have published advice and guidance relating to the local authority approach over an extended period of time it was considered more appropriate for the plan to mirror this same period. This ensures that it is reflective of both the rolling programme for recovery and the return to statutory requirements that occur during the lifetime of the recovery period (high risk premises).
- 4.2.** The extended plan is able to outline those areas of work that can be subject to additional resource during the recovery timescale, reducing inspection burdens as we move into the, as yet undetermined, inspection programme from April 2023.
- 4.3.** The Food Standards Agency have also recently confirmed that the annual reporting system will no longer be used for performance reporting and during the lifetime of the recovery plan there will be specific requests for performance information in line with stages within the plan. Therefore, a plan that mirrors those stages will support performance reporting as we move forward.

5. Background

- 5.1.** Local Authorities are required to produce an annual Food Law Enforcement Plan which covers all areas of food law that they have a duty to enforce. This plan ensures that activities are effectively prioritised to ensure that those activities which pose the highest risk are subject to sufficient interventions.

- 5.2.** All food premises registered with the local authority are risk rated which in turn determines the frequency of intervention work for that particular premises. Risk is based on several factors type of food and method of handling; consumers at risk (including vulnerable consumers); confidence in management and control procedures and the current level of compliance with statutory obligations.
- 5.3.** The type of intervention received by a premises depends upon their risk. For higher risk premises this is specifically an on-site inspection whilst lower risk premises can be subject to alternative approaches to include partial inspections, audits, sampling, and questionnaire-based intelligence gathering.
- 5.4.** The frequency of interventions is determined at the conclusion of each intervention and recorded on the business support system used by Regulatory Services. At the start of each year a report is produced outlining the interventions due for that year and these form quarterly intervention targets that are allocated to inspecting officers. This proactive work is carried out in parallel with any reactive work that is required e.g., complaints, food poisoning investigations, sampling, response to food alerts etc.
- 5.5.** During the Covid-19 pandemic all local food authorities were provided with ongoing advice from the Food Standards Agency about how and where they should focus their food enforcement work in year. This created a significant deviation from the programme outlined in the 2020-2021 Food Law Enforcement Plan, leaving the service with a high number of outstanding scheduled inspections/interventions at year end.
- 5.6.** Where permitted, and in response to updates from the FSA and/or when premises have reopened following the relaxation of Covid restrictions, officers have undertaken inspections at food premises as they would normally.
- 5.7.** In June 2021 the Food Standards Agency published their Covid-19 Local Authority Recovery Plan setting out guidance and advice for local authority delivery of official food controls for the period 1 July 2021 to March 2023.
- 5.8.** The Plan provides a framework for re-starting the delivery system in line with the Food Law code of Practice for new food establishments and for high risk and/or non-compliant establishments whilst providing flexibility of approach for lower risk establishments. This framework is to be implemented alongside delivery of:
- Official controls where the nature and frequency are prescribed in specific legislation and official controls recommended by FSA guidance that support trade and enable export;
 - Reactive work including enforcement in the case of non-compliance, managing food incidents and food hazards and investigating and managing complaints;

- Sampling; and
- Ongoing proactive surveillance.

5.9. The guidance and advice in the Recovery Plan represents what is expected of local authorities during this recovery period. It is recognised that local authorities will be starting from different positions in terms of the impact that Covid-19 has had to date, and the challenges they will face during the recovery period with the resources that they have available. However, where local authorities are able to, the expectation is that they should move at a faster pace to realign with the Food Law Code of Practice at the earliest opportunity.

5.10. Regulatory Services have reviewed the FSA Recovery Plan, their knowledge of current intervention backlogs and the resources that are available and used these to develop the Food Law Enforcement Plan for 1 April 2021 – 31 March 2023: a plan for the full recovery period. The plan is attached as Appendix 1.

5.11. The Food Law Enforcement Plan will be reviewed and updated at the start of the 2022-2023 financial year to refresh the intervention requirements for that period. This will ensure that those premises that require a further inspection during the recovery plan (high risk) and any new premises that have registered with the authority are captured and programmed.

5.12. There will also be a need to respond to any further requirements imposed by the Food Standards Agency who have committed to keeping advice and guidance under close review and in response to any future changes in the Covid-19 situation.

5.13. It is hoped that this approach will place Cheshire East in the best position possible for the proposed implementation of a new intervention approach planned from April 2023.

6. Consultation and Engagement

6.1. Although there is a statutory requirement to produce the Food Law Enforcement Plan there is no requirement for consultation and engagement on the plan itself. The FSA do however review this document as part of any engagement with the Local Authority and as part of any performance review.

7. Implications

7.1. Legal

1.1.1. The Food Law Code of Practice (England) revised with effect from March 2021, and made pursuant to section 40 of the Food Safety Act 1990 imposes a requirement on local food authorities to have documented plans, programmes and strategies in place for the delivery of Official Food Controls.

- 1.1.2. The Food Law Enforcement Plan, appended to this Report, satisfies this requirement and would form the initial focus of any monitoring and audit conducted by the Food Standards Agency.

1.2. Finance

- 1.2.1. The Food Law Enforcement Plan is implemented by the Regulatory Services Team who are funded by existing staffing budgets. Section 6 of the plan (Appendix 1) contains more specific information.

1.3. Policy

- 1.3.1. The 2021-2025 Corporate Plan has a specific priority for Welcoming and Clean Neighbourhoods and within this an objective to protect residents. Proactive inspection and surveillance work carried out in accordance with the Food Law Enforcement Service Plan underpins this priority and objective ensuring that food manufactured, stored and served with the Borough is without risk to health and complies with relevant standards.

1.4. Equality

- 1.4.1. There are no direct equality policy implications arising from this report.

1.5. Human Resources

- 1.5.1. There are no direct HR implications arising from this report.

1.6. Risk Management

- 1.6.1. Failure to follow the requirements of the Recovery Plan issued by the Food Standards Agency could lead to additional scrutiny or intervention.

1.7. Rural Communities

- 1.7.1. There are no implications for rural communities.

1.8. Children and Young People/Cared for Children

- 1.8.1. There are no implications for young people/cared for children.

1.9. Public Health

- 1.9.1. The implementation of the Food Law Enforcement Plan aims to ensure that food premises and food activities are adequately monitored according to risk in order to minimise detrimental impacts to the Cheshire East community.

1.10. Climate Change

- 1.10.1. The Council has committed to becoming carbon neutral by 2025, and to encourage all businesses, residents and organisations in Cheshire East to reduce their carbon footprint. There are no implications from the Food Law Enforcement Plan that will impact on this commitment.

Access to Information	
Contact Officer:	Tracey Bettaney tracey.bettaney@cheshireeast.gov.uk 07814 369267
Appendices:	Appendix 1 Food Law Enforcement Plan 1 April 2021 – 31 March 2022
Background Papers	Covid-19 Local Authority Recovery Plan (June 2021) Food Law Code of Practice (March 2021 Revision)



Regulatory Services and Health

Food Law Enforcement Plan

1 April 2021 – 31 March 2023

CONTENTS

		Page
	Introduction	3
1.0	Aims and Objectives	4
2.0	Background	6
3.0	Service Delivery	10
4.0	Review of 2020-2021	21
5.0	2021-2023 Work Programme	29
6.0	Resources to Support 2021-2023 Service Delivery	34
7.0	Consultation	35

Introduction

This Food & Feed Hygiene Plan deals with food and animal feed enforcement functions carried out by the Cheshire East Borough Council Regulatory Services and Health team. This Plan is implemented by the Commercial Services, Trading Standards and Animal Health and Welfare teams within the Regulatory Services and Health Service area.

The Food Standards Agency (FSA) was established by statute in 1999 and is charged with overseeing local authority food enforcement activities. The Agency monitors the standards of food law enforcement by food authorities. The aim of the FSA is to ensure that food law enforcement is undertaken in a cost effective, comprehensive, and collaborative manner. Consequently, the aim of this Food Law Enforcement Plan is to set out the objectives to achieve these FSA aims by the provision of an efficient service which targets risks through a series of intervention techniques including inspection, alternative enforcement techniques, sampling, targeted project work and general advice & guidance.

The plan must cover all areas of food law that the competent authority has a duty to enforce and set out how the authority intends to deliver Official Controls within its area taking into account any advice issued by the Food Standards Agency.

This Plan reflects the commitment of the authority to the achievement of high standards of food and feed law enforcement to ensure the safety and wellbeing of the consumer.

Ordinarily, this Plan is drawn up on a yearly basis, however, as a result of the Coronavirus pandemic and the Food Standards Agency's 'Recovery Plan' to address a national backlog of inspections as a result of this, the Plan has been devised over a 2-year time period to align with the FSA Plan. A new delivery model is expected from 2023/2024 at which point a new Plan can be developed to address those requirements. This Plan will be reviewed at the end of 2021/2022 to check on its status and progress.

1.0 Aims and Objectives

The Regulatory Services and Health Team is responsible for the delivery of a wide range of services including statutory activities on food law enforcement. The team works to deliver the outcomes of the 2021-2025 Cheshire East Corporate Plan with particular focus on Priority 3: A thriving and sustainable place.

Our Priorities

Priority 1: An open and enabling organisation
<ul style="list-style-type: none"> ✓ Ensure that there is transparency in all aspects of council decision making ✓ Listen, learn and respond to our residents, promoting opportunities for a two-way conversation ✓ Support a sustainable financial future for the council, through service development, improvement and transformation ✓ Look at opportunities to bring more income into the borough ✓ Support and develop our workforce to be confident, motivated, innovative, resilient and empowered ✓ Promote and develop the services of the council through regular communication and engagement with all residents
Priority 2: A Council which empowers and cares about people
<ul style="list-style-type: none"> ✓ Work together with residents and partners to support people and communities to be strong and resilient ✓ Reduce health inequalities across the borough ✓ Protect and support our communities and safeguard children, adults at risk and families from abuse, neglect and exploitation ✓ Be the best Corporate Parents to our children in care ✓ Support all children to have the best start in life ✓ Increase opportunities for all children and young adults with additional needs ✓ Ensure all children have a high quality, enjoyable education that enables them to achieve their full potential ✓ • Reduce the reliance on long term care by improving services closer to home and providing more extra care facilities, including dementia services
Priority 3: A thriving and sustainable place
<ul style="list-style-type: none"> ✓ A great place for people to live, work and visit ✓ Welcoming, safe and clean neighbourhoods ✓ Reduce impact on the environment ✓ A transport network that is safe and promotes active travel ✓ Thriving urban and rural economies with opportunities for all ✓ Be a carbon neutral council by 2025

Regulatory Services & Health is committed to ensuring the safety and wellbeing of the population of Cheshire East. Our primary objective relating to food and feed hygiene/standards is to ensure that *food, drink and feedstuff which is produced, stored, distributed, handled or consumed within the Borough is without risk to the health, safety or economic well-being of the consumer.*

It is recognised that there are several approaches that can be combined to assist in the achievement of our primary objective and alongside these is the need to integrate

effective, consistent enforcement and demonstrate value for money. Our general aims are:

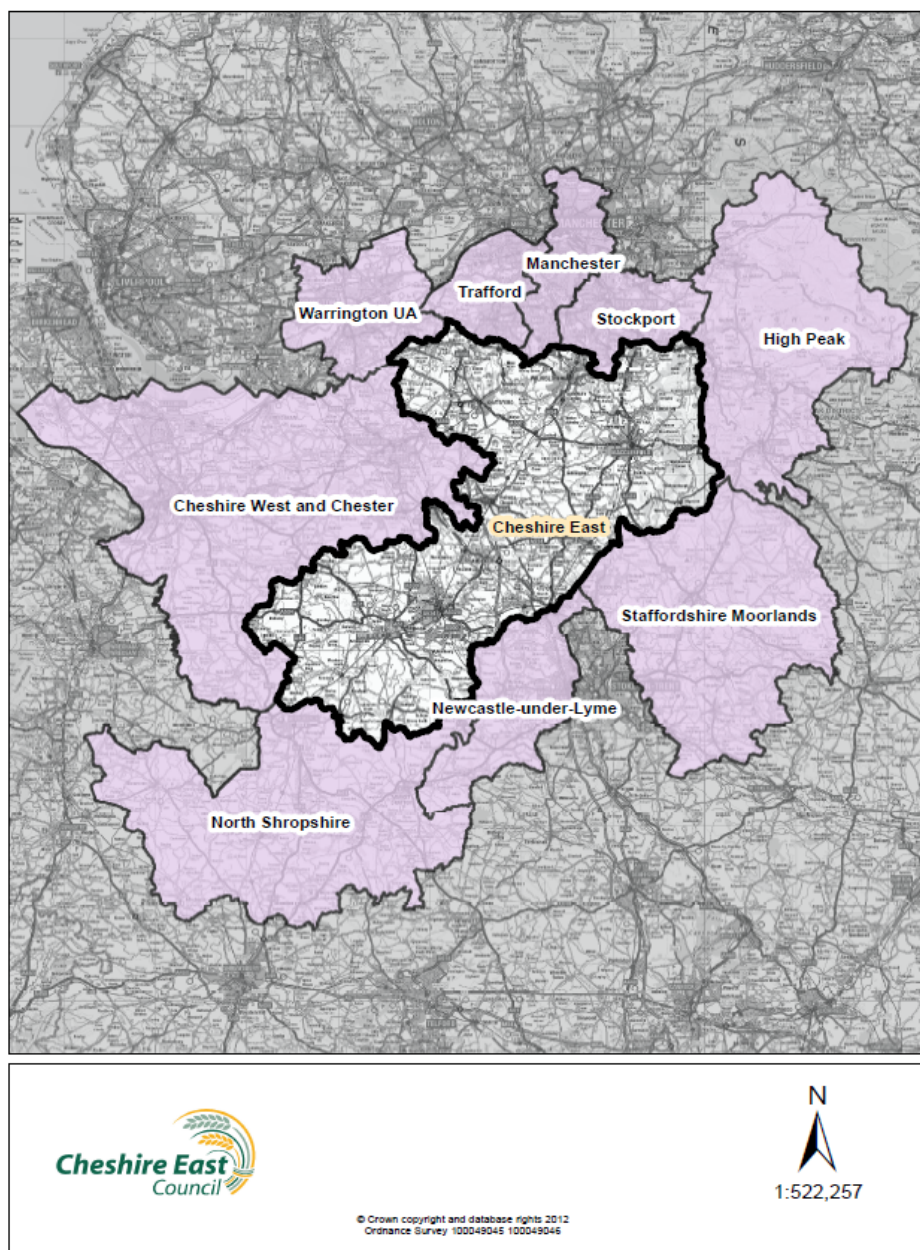
- To carry out interventions at premises at the frequency determined by the rating system detailed in the Food Standards Agency Code of Practice (revised March 2021).
- To offer advice to existing and prospective food and feed business operators and assist in compliance as far as resources allow. This may be as part of day-to-day operations or as part of formal Primary Authority arrangements.
- To investigate all complaints and allegations of fraud relating to food and/or feed businesses in the Borough and in conjunction with the FSA Food Crime Unit as laid down in the relevant Memorandum of Understanding.
- To investigate cases of food-related diseases to try to determine the source, to educate victims of food related diseases and to educate food handlers involved in premises related outbreaks.
- To enforce food and feed legislation in a fair and consistent manner and in accordance with national guidelines and our own Enforcement Policy.
- To identify and implement opportunities for education and awareness raising in food and feed related matters to both consumers and business.

2.0 Background

2.1 Profile

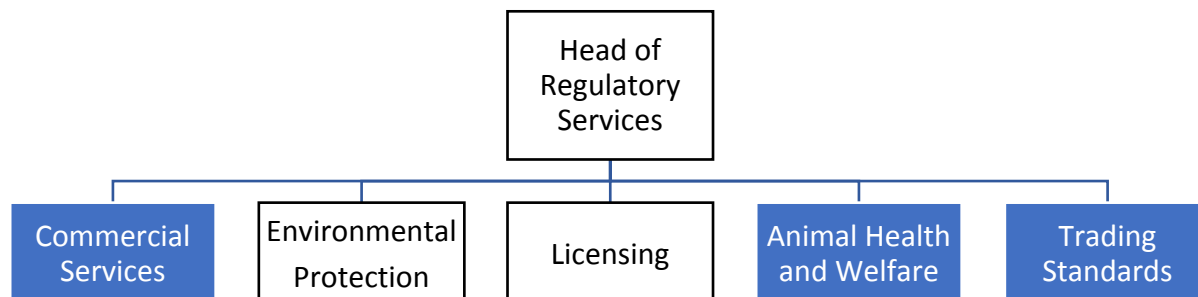
Our borough is home to 380,800 residents and more than 175,000 households. It contains the major towns of Crewe, Macclesfield, Congleton and Wilmslow (with populations above 20,000). There are also a number of other significant centres of population (over 10,000) in Sandbach, Poynton, Nantwich, Middlewich, Knutsford and Alsager. It is bounded by Greater Manchester to the north, Derbyshire to the east, Staffordshire and Shropshire to the south and Cheshire West and Chester to the west.

Cheshire East and surrounding areas



2.2 Organisational Structure

Food Hygiene, Food Standards and Feed Hygiene enforcement is carried out by teams within Regulatory Services and Health (RSH). The RSH structure is provided below with the relevant teams who carry out food and feed functions shaded in blue.



Oversight and scrutiny of the Regulatory Services and Health team is the responsibility of the Environment and Communities Committee as part of the Council's constitutional arrangements.

2.3 Scope

Food and feed functions are carried out by three distinct teams within Regulatory Services and Health and alongside other non-food related functions.

Food and animal feed activities include:

- Intervention Activity (including inspection, audit and sampling)
- Approved Premises
- Investigation of food & feed complaints (including food fraud)
- Investigation of food poisoning complaints
- Food & Feed incidents and alerts
- Issue of export health certificates
- Imported food controls
- Implementation of the Food Hygiene Rating System
- Provision of the Cheshire East Services for Schools (ChESS)
- Registration of Food Business Establishments
- Business Advice/Consultation
- Statutory LAEMS return
- Primary Production and Inland Feed
- Primary Authority Relationships
- Promotion, Projects and Surveys
- Enforcement Sanctions and Penalties

Food and feed activities are carried out by 'competent' officers as defined in Chapter 3 of the Food Standards Agency Code of Practice. A local scheme of delegation exists within the service which identifies individual officer responsibility to carry out enforcement activities or premises interventions dependent upon qualification and/or experience.

Enforcement Officers may be contracted from other organisations or agencies to undertake Food Hygiene and Food Standards activities, provided that adequate evidence is provided to demonstrate that the officer is competent at the required standard.

2.4 Demands

Premises Profile

The premises profile as of 1st April 2021 comprised of 3528 premises registered for food standards and 3694 registered food businesses for food hygiene. This includes unrated businesses and businesses outside the inspection regime.

Food safety and quality is one of our priorities. We work with food businesses to make sure that under food regulations, food businesses are responsible for ensuring that their food is safe, that its quality is what consumers would expect, and that it is not labelled in a false or misleading way.

Trading Standards enforce the statutory legislation relating to food labelling, advertising, claims, nutritional quality and composition (collectively known as food standards).

The Commercial Services Team enforce the statutory legislation relating to food safety including food preparation, storage and handling methods as well as the structure of food premises and equipment used by a business.

Food Standards Premises Profiles 1st April 2021

The Food Law Code of Practice as produced by the Food Standards Agency sets out the relevant intervention risk rating scheme for food premises and provides minimum frequencies for interventions at all food establishments.

For food standards this scheme is based on risk to consumers and/or other businesses, extent to which the activities of the business affect any hazard, ease and level of compliance and confidence in management/control systems.

Risk Category	Food Standards
A - High	11
B - Medium	745
C - Low	1498
U - Unrated	335
O - Other	939
Total	3528

Several food premises will also be feed hygiene premises, so will be counted in both the food standards and feed hygiene totals.

Food Hygiene Premises Profile 1st April 2021

For food hygiene the same scheme is based on the type of food and method of handling, methods of processing, the level of consumers at risk, establishments involved in the production or service of food intended specifically for consumption by consumers which are likely to include a vulnerable risk group, level of compliance and confidence in management/control procedures.

As with Food Standards, premises rated 'A' for food hygiene, for example, are higher risk than those rated B to E. This could be because of the type of products handled / method of handling being more high risk, or because standards at the premises were poor at the last inspection – or any combination of the above.

Those categorised 'U' in the table below are unrated and therefore registered but awaiting inspection, those categorised as 'O' are outside the inspection programme, because they are so low risk – an example of this could be a department store that sells ambient food 'gifts', or a chemist that sells ambient / long life food products only.

Elements of this risk scheme for food hygiene i.e. the levels of compliance for food hygiene practices and procedures, the structure and cleanliness, and the confidence in management / control procedures also gives a corresponding 'Food Hygiene Rating' for food business that supply direct to the final consumer. This is a national Food Standards Agency (FSA) scheme, where ratings of businesses are published on the FSA website, and businesses are given rating stickers for display, however the display of a rating is not mandatory in England.

Risk Category	Food Hygiene
A	9
B	124
C	480
D	1277
E	1067
U	509
O	228
Total	3694

Approved Premises

'Approved' Premises are those that deal with products of animal origin (POAO). Due to inherent risks of POAO and the need for robust processes to minimise that risk these food businesses are subject to greater more detailed controls.

There are 42 food premises that are approved in accordance with retained EC Regulation 853/2004 on the hygiene of food. These include 23 dairy producers or processors, 11 meat product premises, 5 egg or egg products plants, 2 cold store/warehouses and 1 collagen processor. Cheshire East has a high proportion of premises that carry out cheese recovery operations.

Feed Hygiene Premises Profile 1st April 2021

There are 1963 feed premises within the Borough.

Premises type	Number of premises
Approved premises	8
Registered premises	1097
Premises not yet registered	858

2.5 Service Delivery Points

The Regulatory Services and Health Team is located in offices within Macclesfield and Crewe. Both the Macclesfield and Crewe offices operates between 8.30 to 17.00 Monday to Friday with face-to-face contact by appointment only. Calls are managed by the Customer Contact Centre which operates between 08.30 and 17.00 Monday to Friday.

The service also receives contact through electronic routes including team specific mailboxes and via the Citizens Advice Contact Service (CACS).

2.6 Enforcement Policy

The Council operates in accordance with its published Enforcement Policy which is available in hard copy on request or by visiting the Cheshire East Council web site. In addition to the overarching corporate Enforcement Policy the Council has service specific policies including one for Regulatory Services and Health.

<http://www.cheshireeast.gov.uk/business/enforcement/enforcement-policy.aspx>

3.0 Service Delivery

3.1 Interventions

3.1.1 Interventions at Food Hygiene Establishments

Risk Categories

The Food Law Code of Practice (England) March 2021 identifies the risk category that food premises should be allocated following an intervention which in turn dictates the frequency of intervention requirements.

Food Hygiene

Risk Category	Inspection Frequency
A	6 Months
B	1 Year
C	18 Months
D	2 Year
E	Alternative Enforcement Strategy or Intervention every 3 Year

Environmental Health & Cheshire East Services for Schools (ChESS)

Cheshire East Council operates an enhanced food hygiene service for its local schools to incorporate additional advice, sampling and audit work alongside the statutory inspection.

Each year schools can opt to sign up to a range of food related services which are delivered as part of their 'paid for' contract. As this is an annual inspection arrangement this does not operate in line with the risk rating scheme (the majority of schools would normally expect a routine inspection every 18-24 months) and does not contribute to the general inspection burden.

Food Hygiene Intervention Revisits

Following an inspection, a revisit will only be carried out if the officer has identified significant contraventions. This decision is made having regard to risk scores for hygiene, structure, confidence in management or control systems and in accordance with the Food Law Code of Practice.

National Food Hygiene Ratings Re-Score Visits

Cheshire East Council operates the Food Standards Agency National Food Hygiene Rating Scheme (FHSRS).

A business will be issued with a FHSRS following an appropriate intervention carried out at the premises. The FHSRS scheme allows for a Food Business Operator to

appeal their score or request a rescore visit; rescore requests are only accepted where the FBO has demonstrated compliance with outstanding matters.

Rescore visit applications must be accompanied by the appropriate fee.

EU and Third Country Imports

Cheshire East does not have any direct importers of high-risk foods. Premises that receive imported food directly or indirectly will be inspected in accordance with their normal risk rating. During the course of a visit to a food premises the inspecting officer will carry out such work as is necessary to ensure that any imported food has been subject to the relevant checks and procedures necessary to ensure the safety of the food.

Any food that is of concern will be subject to actions in accordance with the Cheshire East Enforcement Policy and further guidance will be obtained from the Food Standards Agency as appropriate.

3.1.2 Interventions at Food Standards Establishments

The inspection frequency of premises for Food Standards is also based upon the Food Standards Intervention Frequency within the FSA Code of Practice and any appropriate intervention type.

Category	Minimum Intervention Rating
A	12 months
B	24 months
C	60 months
	By Alternative Enforcement Strategy (AES) or intervention
U	Unrated

Food Standards Intervention Revisits

Following an inspection, a revisit will only be carried out if the officer has identified significant contraventions. This decision is made having regard to compliance, confidence in management and control systems scores as defined in the Food Law Code of Practice.

3.1.3 Interventions at Feed Hygiene Establishments

Inspection of Feed Establishments

In line with National Priorities for Feed Law Enforcement, officers from the Animal Health Team and Trading Standards Team will undertake the following inspections.

Approval/Registration Activity Code	Premises Type
A2/A5/A7/R2/R3/R4/R6**	Premises manufacturing or placing on the market additives, premixes etc. Premises manufacturing or placing on the market additives (not subject to approval) Manufacturers of compound feed (unless subject to approval)
R4	Mobile mixer
R6 **	Pet food manufacturers
R7 **	Supplier of Surplus Food for Feed
R8*	Transporter
	Importer
R9 **	Storage premises for feed/feed products
R10*	Mixing feeds on farm, with additives and pre-mixtures
R11*	Mixing feed on farm, with compound feeding stuffs which contain additives
R12 **	Food businesses selling co-products of the food industry destined as feed materials
R13*	Livestock farms (including fish farms) which do not mix feeds or mix feeds without additives
R14*	Arable Farms

* The Animal Health and Welfare Team carries out farm inspections. These inspections will focus on primary production/feed hygiene and animal health and welfare.

The farm inspection team also carries out the R10 and R11 (on-farm mixer) inspections and transporter/store inspections on farm. Any issues identified are discussed and re-visits conducted by the Team Leader or Trading Standards Officers.

** These inspections will be undertaken by an officer from the Trading Standards Team or the Animal Health and Welfare Team Leader.

Whilst conducting routine Animal Health inspections/complaint work, officers from the Animal Health & Welfare Team also ensure that premises not already registered for feed hygiene are brought into compliance and registered as appropriate. They also ensure that premises are registered under the correct activity code.

Food Hygiene at Primary Producers

The Food Hygiene Regulations applicable to Primary Production came into effect on 1st January 2006. Previously, only certain types of farms that produced foods of animal origin were covered by specific food hygiene legislation. Now, the general principles of food hygiene legislation extend to all businesses engaged in primary production of food, although there are minor exclusions.

As the Animal Health and Welfare Team carry out farm inspections for animal health and welfare and feed hygiene the responsibility for initial basic food hygiene inspections on livestock farms falls to them; this excludes dairy or egg producing establishments which have their own Inspectorates.

The basic food hygiene requirements relating to livestock primary producers are commensurate with those for feed hygiene and any matters requiring enforcement action will be followed up by Officers from the Animal Health and Welfare Team or Trading Standards Team.

Service Level Agreement with Stockport Metropolitan Borough Council

The Animal Health and Welfare Team deliver farm and feed inspection activities for Stockport MBC. In addition to the completion of a programmed inspection list provided by Stockport MBC the team also provide adhoc advice and support.

This is a chargeable service.

3.1.4 COVID-19 Local Authority Recovery Plan from 1 July 2021

An impact of the coronavirus pandemic has been a significant pressure on the resources within those services that deliver official food controls nationally.

During 2020-2021 and as resources were diverted to meet Covid priorities, the Food Standards Agency allowed deviation from the normal inspection frequencies set out in sections 3.1.1 and 3.1.2 above. In addition, the FSA provided guidance to local authorities on where to target any residual resources to ensure that situations of higher risk continued to be addressed.

The outcome of this approach is that Local Authorities were left with a backlog of inspections to complete either as a result of national lockdown restrictions where premises were closed for extended periods of time or because of the redirection of resources to the Covid effort. This backlog included premises due an intervention in 2020-2021 and those scheduled within the first half of 2021-2022.

Now that the UK is returning to a more normal way of life, and resources can move back towards the delivery of food law regulatory controls, the Food Standards Agency has developed a recovery plan to enable a 'restart' to the delivery system in a measured and risk-based way. This allows resources to continue to be targeted where they are of greatest value and provides structure within which local authorities can move forward.

There are two phases to the recovery plan. During both phases Local Authorities will continue to deliver the following activities as standard.

- Official controls where the nature and frequency are prescribed in specific legislation (e.g. approved premises).
- Reactive work including investigation and management of complaints and managing food incidents / hazards.
- Enforcement action in cases of non-compliance.
- Ongoing proactive surveillance to obtain an accurate picture of the local business landscape to identify open/closed/recently re-opened/new businesses; businesses where there has been a change of operation, activities or Food Business Operator (FBO). The service will do this through newly registered food businesses as notified and through unrated inspections and Alternative Enforcement Strategy questionnaires (AES), updating service records accordingly.
- For 'new businesses', consideration of registration information and intelligence with appropriate onsite interventions carried out where there are concerns around public health/consumer protection

Cheshire East Council is committed to the delivery of these requirements as a minimum.

3.1.4.1 Phase 1 – 1st July to 30th September 2021

The first phase of the recovery plan allows for prioritisation of new businesses based on risk and following that the development of an intervention programme to operate from 1st October 2021.

The Service has successfully achieved FSA funding for the prioritisation of new businesses based on risk. This equates to the assessment of 370 unrated businesses and will enable a thorough and detailed assessment of new businesses within the Borough, that are awaiting a food hygiene inspection. This will then support appropriate prioritisation from October 2021 onwards in line with the recovery plan.

3.1.4.2 Phase 2 – 1st October 2021 to 31st March 2023

Phase 2 of the roadmap provides key milestones for inspection of higher risk businesses as follows:

- By 31st March 2022 – all establishments rated Category A for food hygiene to have received an onsite intervention
- By 30th June 2022 – all establishments rated Category B for food hygiene and A for food Standards to have received an onsite intervention
- By 30th September 2022 – all establishments rated Category C (and less than broadly compliant) for food hygiene to have received an onsite intervention
- By 31st December 2022 – all establishments rated Category D (and less than broadly compliant) for food hygiene to have received an onsite intervention
- By 31st March 2023 – all establishments rated Category C (and broadly compliant) for food hygiene to have received an onsite intervention

An overview of the complete programme including high and low risk premises requirements is contained as Appendix A.

By the end of Phase 2 a new food standards delivery model and a revised food hygiene rating scheme will be in place for 2023/2024 and will replace that outlined in sections 3.1.1 & 3.1.2 above.

The Recovery Plan prescribes that Local authorities should, where they can, move at a faster pace in realigning with the original intervention frequencies, and other provisions set out in the Food Law Codes of Practice.

The Cheshire East Approach

- **Food Hygiene**

For food hygiene premises, there is likely to be intervention activity across the whole spectrum of premises rated A through to E throughout this timeframe. This is due to the range of qualifications within the team (some officers can only carry out interventions in lower risk premises) and a contractual agreement in place with external inspectors to inspect D rated premises and reduce the inspection burden within the largest premises band. At the start of 2021/22 this agreement was for 450 D rated premises to be completed.

This range of activity will gradually allow the team to realign with the inspection frequencies in preparation for the new delivery model in 2023/2024. However, officers will prioritise higher risk premises and activities wherever possible.

- **Food Standards**

For food standards premises, notwithstanding the identified priority work for category A premises, category B premises will continue to be allocated to qualified officers for completion of on-site inspections where resources allow. This will help prepare for the implementation of the planned new delivery model in 2023/2024 and ensure that any impact of the new requirements on allergen labelling are identified.

The FSA recovery plan identifies that interventions in Category C premises are not required unless intelligence suggests that risks have increased. This will include an assessment of the potential impact of the new requirements on allergen labelling.

Any sampling work for food standards will be addressed during routine inspections or in response to complaints as necessary. The Trading Standards North West Executive as yet have not made any plans for sampling projects during 2021-2022 although this will be under constant review.

3.2 Food and Feed Complaints

3.2.1 Food Hygiene Complaints

Cheshire East Council aims to ensure that all complaints regarding unfit food, out of condition food or the condition of food premises are investigated promptly in accordance with our internal procedures. Action will be taken to remove any food or feedstuff from the retail chain which does not meet current legislative requirements.

3.2.2 Food Standards Complaints

The Trading Standards Teams receive enquiries and complaints relating to food labelling, claims and descriptions, composition of food, adulteration of food, chemical contamination of food and the nature of food. All complaints will be assessed, and action will be taken where appropriate and in proportion to the potential risk posed by the issue.

Complaint samples will be taken and submitted to the Public Analyst for analysis where necessary.

3.2.3 Feed Hygiene Complaints

The Animal Health & Welfare and Trading Standards Teams receive complaints and enquiries relating to unwholesome/contaminated feed, feedstuff composition and labelling, transport and storage and pet food. All complaints are assessed, and action taken as appropriate and in proportion to the potential risk posed.

Complaint samples may be taken and submitted to the Public Analyst for analysis where appropriate.

3.3 Advice to Business

3.3.1 General Advice

Cheshire East Council will, upon request from food businesses within the Borough, provide basic advice, support, and guidance to encourage compliance and promote a fair trading environment.

Business advice may include:

- On the spot advice or guidance during visits
- Response to service requests
- Website information
- Press releases
- Media information

Businesses may also request one to one support and guidance, to either improve their existing business or to understand what is legally required to start up and operate a food business. The Authority will also provide help and advice to business partnerships, forums, or trade associations on request and in line with resource availability.

The service may also undertake chargeable consultation work with a business as part of the development of any subsequent Primary Authority relationship.

3.3.2 Primary Authority Scheme

The Primary Authority scheme came into effect on 6th April 2009 and is designed to ensure consistency and improved coordination of local inspection and enforcement activities. Currently there are 9 businesses within Cheshire East who have a Primary Authority agreement for food standards and 4 businesses that have a Primary Authority Agreement for food hygiene.

More information on Primary Authority and to see a list of all agreements held by Cheshire East Council can be viewed on the Primary Authority website.

[Local regulation: Primary Authority - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

3.4 Feed & Food Sampling

The Public Health England, Food, Water and Environment Microbiology Laboratory will be used for microbiology samples. Eurofins will be used as appropriate and in accordance with Section 39 of the Food Safety Act 1990, as the public analyst for the provision of competent and accredited laboratory services for Cheshire East Council.

Samples taken in response to a complaint will be assessed on an individual basis and action taken as appropriate.

Food and feed samples taken and submitted for composition analysis will be targeted in relation to national and regional surveys or in response to complaints as appropriate.

Food samples submitted for bacterial analysis may be taken for the following purposes.

- Participation in national sampling schemes.
- Cheshire and Merseyside Food Group sampling projects.
- In response to a complaint.
- To verify HACCP Procedures.

3.5 Control & Investigation of Outbreaks and Food Related Infectious Diseases

Where appropriate the Commercial Services Team will investigate notified cases of food poisoning to establish, where possible, the cause of the illness and to ensure that appropriate action is taken to ensure that a recurrence is avoided. Such investigations could potentially include:

- Interviewing of persons.
- Taking food samples.
- Taking environmental samples.
- Provision of kits for faecal specimens.
- Collection and examination of case histories.

Any identified links to a food premises will be investigated as appropriate.

To ensure that a coordinated approach is provided in the case of any outbreak, the Cheshire and Merseyside Communicable Disease Operational Procedures have been agreed with Public Health England. This formalises the investigation under the leadership of the Consultant in Communicable Disease Control to provide liaison between Environmental Health Professionals, Public Health England and other cooperating bodies.

3.6 Food & Feed Safety Incidents

3.6.1 Food Alerts

The FSA issues Product Recall Information to let local authorities and consumers know about problems associated with a specific foodstuff.

A “Product Recall Information Notice” is issued where a solution to the problem has been put in place for example the product has been, or is being, withdrawn from sale or recalled from consumers.

A “Food Alert for Action” is issued where intervention by enforcement authorities is required. These notices and alerts are often issued in conjunction with a product withdrawal or recall by a manufacturer, retailer or distributor and provide local authorities with details of specific action that is required to be taken on behalf of consumers.

An ‘Allergy Alert’ is issued by the Food Standards Agency to quickly communicate allergen risks directly to the consumer. Competent Authorities receive copies of these Allergy Alerts for information purposes only.

In accordance with the Food Law Code of Practice, Cheshire East has a documented procedure for dealing with food incidents and hazards which includes details of arrangements in place to deal with such situations. Any subsequent action will then be based upon the risk associated with the level of notification.

3.7 Liaison with Stakeholders and Other Organisations

Food and feed law enforcement liaison is undertaken with a range of internal and external agencies, neighbouring authorities, and national and regional organisations to share information and intelligence and present a consistent approach to advice and enforcement. These include:

- Food Liaison Groups – Cheshire and Merseyside Food Technical Group, Trading Standards North West (TSNW) Food Standards Focus Group.
- Public Analyst – For analysis and opinion in respect of samples and standards.
- Public Health England, Food, Water and Environment Microbiology Laboratory - Microbiology Samples.
- Public Health England – Food related and infectious disease control.
- Community Infection Prevention and Control – Community Infections.
- FSA – Service standards and policy development.
- State Veterinary Service – TB notifications.
- APHA and DEFRA - animal by-product issues, TB which has been identified in relation to the feeding of raw pet food, and other issues.
- Internal Departments – Development Control, Building Control, Licensing; and
- External Bodies – Cheshire Police, Cheshire Fire and Rescue.

3.8 Promotional Work and other non-official interventions

3.8.1 Food Hygiene

The Cheshire and Merseyside Food Technical Group consists of Cheshire and Merseyside Food Safety Officers and representatives from Public Health England (PHE) and other relevant organisations. This group formulates the work plan for specific projects and sampling at the start of each financial year.

Officer time is committed to coordinated and individual projects developed by the Technical Group having regard to available resources and applicability to the needs

of the local area. Local sampling initiatives are undertaken when these specific products or premises can be incorporated into our sampling programme.

The team will also respond positively to requests from professional business and similar organisations for educational talks and presentations.

3.8.2 Food Standards

Trading Standards North West (TSNW) is a regional group of Trading Standards services in the north-west of England designed to assist in the coordination of Trading Standards activities in the region as well as sharing knowledge and best practice. TSNW is grouped along functional lines, including a Food Standards Focus Group which meets quarterly; governance is held by the TSNW Executive.

3.8.3 Feed Standards

The North West Agriculture Panel also sits under the governance of the TSNW Executive meeting on a quarterly basis. The Panel shares knowledge and best practice to ensure consistency of approach across the region. Regional priorities are set in conjunction with the FSA, and an annual inspection programme developed for each of the authorities within the region. Progress in relation to the programme, and any issues arising, are discussed as part of the regional Panel meetings.

4.0 Review of 2020-2021

The Regulatory Services and Health Team (RSH) undertake full quarterly performance monitoring against the RSH Team Plan; this plan includes specific objectives and targets relating to food hygiene, food standards and feed hygiene work.

Performance is shared with the Head of Regulatory Services and exception reports are provided to the Director of Environment and Neighborhoods.

During 2021 Cheshire East Council moved from the Cabinet governance system to a Committee system and matters covered by this plan are now overseen by the Environment and Communities Committee.

4.1 Review of 2020 - 2021 Intervention Plans

Impact of Coronavirus Pandemic

During the year the coronavirus pandemic had a significant impact on the delivery of the 2020-2021 Cheshire East Food Law Enforcement Plan.

Extra duties and responsibilities placed upon the service, included matters of Covid compliance, provision of advice and the investigation of positive cases within the workplace (Environmental Health) and business closures/restrictions (Trading Standards). This diverted resources away from wide ranging 'business as usual' activities. Using the FSA guidance produced throughout the year, priorities focused on higher risk premises interventions, the impacts and risks of business diversification and response to complaints.

Throughout the year the service was led by ongoing and updated advice and guidance provided by the FSA and national government on where the service should focus its efforts. Within this framework Regulatory Services delivered in full the high priority food hygiene and standards controls and activities specified in the FSA's guidance and advice to local authorities for responding to the COVID-19 pandemic.

This included undertaking proactive surveillance to obtain an accurate picture of the local business landscape and using this information to determine appropriate interventions for establishments where the local authority has concerns around public health/consumer protection or to provide direct support to businesses wishing to diversify as a result of restrictions on normal operations.

As part of its response to the coronavirus pandemic the FSA advised local authorities that they could use remote assessments as a tool when working with food businesses. Remote inspections were not intended to replace on-site work, but rather used to help provide focus to a subsequent visit, to understand whether an on-site visit could be delayed, and to reduce time required on site whilst the pandemic was ongoing.

Most of the remote work was carried out by phone or email, however, this work was not without its limitations:

- Remote assessment was not seen as appropriate for some premises, such as those with higher risk activities, unfamiliar premises, those with a history of non-compliance, as a response to a complaint and those complex or very small businesses.
- It took a greater amount of administrative time for the business to locate and share specific required documentation, especially if there are IT equipment or knowledge limitations.
- There was extra time involved for local authority officers follow up/review documentation.
- In some cases, there was skepticism about the accuracy of information provided by the business due to lack of trust or unclear communication.
- Concern that public health risks could be concealed or missed.
- Loss of benefits from the usual informal interaction between an officer and the business.
- Inability to use instincts or to judge the live picture of business operations.
- A remote interaction places heavy emphasis on the business operator rather than the business premises itself.

Additional in-year challenges

The Commercial Services team continued to carry staff vacancies during 2020-2021 which created further impact on the inspection programme for the year.

Within Trading Standards priority had to be diverted from food related activities to other areas of Standards notably a high-profile product safety case.

EU Exit also had an impact as extra knowledge, training and updates were required for qualified officers and this diverted resources that impacted on service delivery. Business requests for informal or formal advice and guidance on EU exit legislation also impacted officers' available time.

4.1.1 Food Hygiene Interventions 2020-2021

Premises Rating	Inspections Due 2020 - 2021	Overdue 31 March 2021	% of target completed
A	6	3	50
B	130*	87	33
C	322*	195	39
D	670*	349	48
E	354*	184	48
U	153	509	N/A

* Due 2020-21 includes those due that year plus and overdue requirements from previous years.

As we entered 2020-21 Local Authorities were already under the direction of the Food Standards Agency to stop programmed inspections; a decision taken to reduce transmission of Covid-19 and keep the workforce as safe as possible. Additionally, a large proportion of food businesses were closed as required by Coronavirus

Regulations. Visits to food premises were only to take place where there was a serious risk to public health identified.

Routine food hygiene inspections recommenced in August 2020, however, many businesses remained closed, a significant proportion of officer time was diverted to the Covid effort, and the year continued to be disrupted by further lockdowns. Premises requiring an inspection but having identified vulnerable groups (e.g., the care sector) were deferred further however, they did receive remote interventions by telephone call to ensure that there were no identifiable risk factors to indicate that a visit was necessary and to enable the team to provide some guidance and support.

Overall, 43% of A-D rated premises and 38% of E rated premises, due a routine inspection in the year 2020-21 received a food hygiene inspection. Of the premises due an inspection prior to 31st March 2020 (those that were already overdue), 62% of A-D rated premises and 84% of E rated premises received an inspection.

In addition to the intervention work detailed above the service also completed:

- 21 premises revisits, this is a decrease from the previous year when 120 revisits were undertaken.
- 18 FHRS rescore visits.
- 98 ChESS audits were scheduled in year but were suspended due to the pandemic and the resultant pressures on local schools. The service did however maintain contact with school colleagues and provided advice and guidance as required. Outstanding inspections were carried forward to the first quarter of 2021-2022.
- During 2020-21, we received 536 new Food Registrations - an increase from 397 in the previous year. This is in line with a national increase in new registrations received during the Coronavirus pandemic.

Staffing

In year the service experienced a reduction in staffing resources, this was due to actual vacancies and the result of diverting officer resource to Covid related work. Recruitment work to employ permanent staff was unsuccessful due to a shortage of applicants and suitably qualified staff.

As a consequence, the service employed external contractors to assist with inspections of D and E rated premises once routine inspections resumed.

Moving forward it is hoped to recruit both permanent staff members to the service (2.0 FTE) and to use the flexibility of external contractors to address lower risk premises work where the intervention burden is highest.

4.1.2 Food Standards Interventions – 2020-2021

Premises Category	Inspections Due 2020-2021	Overdue 31 March 2021	% of target completed
A High	5 x 100% = 5	0	100%
B Medium	726 x 50% = 363	339	7%
C Low	1445 x 20% = 289	283	3%
U Unrated	104 x 75% = 78	0	133% (104)

* Number of unrated increased through the year due to new registered premises

Staffing

The service was unable to recruit a temporary full time food standards qualified officer (to cover maternity leave) during this period due to a lack of applications and competent available officers. This is reflected in the national reduction of Trading Standards workforce (CTSI workforce survey) and an acknowledged priority to ensure adequate succession planning.

The service is implementing alternative plans to boost staffing capacity and has recruited two regulatory compliance officer apprentices (Trading Standards) who are working through the qualification framework with the potential that they will be fully food standards competent within 2 to 3 years.

The service also has one officer completing the CTSI Food Standards module with the submission of the portfolio the only outstanding requirement.

All Food Standards Officers undertook an Internal QMS Auditor course during 2020-2021.

4.1.3 Feed Premises Inspections 2020-2021

Approval/Registration Activity Code	Premise Type	Inspections Due 2020-2021	Overdue 31 March 2021	% of Target
A1-A8	Premises manufacturing or placing on the market additives, premixes, etc.	5	3	40
R1	Premises manufacturing or placing on the market additives (not subject to approval)	Included in A1 – A8	Included in A1 – A8	
R4	Mobile Mixer	1	0	100
	Importer	1	0	100

R5	Premises involved in placing compound feed on the market	Included in A1 – A8	Included in A1 – A8	
R6	Pet Food Manufacturers	3	1	67
R7	Premises manufacturing or placing feed materials on the market	10	8	20
R8	Transporters of feed/feed products	1	0	100
R9	Storage premises for feed/feed products	3	0	134 (4)
R10	Mixing feeds on farm, with additives and pre-mixtures	4	0	150 (6)
R11	Mixing feed on farm, with compound feeding stuffs which contain additives	Included in R10 Figures	Included in R10 Figures	
R12	Food businesses selling co-products of the food industry destined as feed materials	6	3	50
R13	Livestock farms (including fish farms) which do not mix feeds or mix feeds without additives	28	6	79
R14	Arable farms growing/selling crops for feed	0	0	N/A
AES	Arable farms growing/selling crops for feed	0	0	N/A

70% of all feed premises inspections scheduled for the year were completed with the shortfall attributed to the impact of Covid-19.

All requirements of the Service Level Agreement with Stockport MBC were achieved and a new programme will be developed for 2021-22 in line with resources and any extant Covid-19 requirements.

4.1.4 Food and Feed Complaints

During 2020-2021 the service responded to and investigated.

- 151 Food Hygiene (Premises) Complaints and 90 Food complaints (estimated hourly resource of 482 Hours)
- 64 Food Standards complaints
- 60 intelligence and information reports submitted

- 19 pet food complaints
- 8 animal feed complaints

4.1.5 Feed and Food Sampling

Sampling work included.

0	Food Samples
47	Private Water Supply Samples
8	Water Samples at Pools
6	Legionella Samples to support businesses reopening after extended closure due to the pandemic
1	Food Standards Sample

In all cases, sample results were followed up with appropriate action.

No feed sampling was due to be carried out during the year and we received no complaints requiring samples to be taken.

4.1.6 Control & Investigation of Outbreaks and Food Related Infectious Diseases

During 2020-21 we received 60 allegations of unconfirmed food poisoning, around half of those reported in the previous year, plus 6 further allegations of food poisoning where an infectious disease had been confirmed.

There were 100 Infectious Disease notifications from Public Health England – a significant reduction from 216 in the previous year (highest category of ID types are 32 *Cryptosporidium*, 31 *Giardia*, 25 *Salmonella*).

The reduction in food poisoning allegations and Infectious Disease notifications are likely to be due to the restrictions in place as a result of the Coronavirus pandemic.

4.1.7 Food and Feed Safety Incidents

The service was not required to take any direct action in relation to food and feed safety incidents during 2020-2021.

4.1.8 Liaison with Stakeholders and Other Organisations

The service continued to work with partners and stakeholders with respect to the delivery of food and feed related work.

4.2 Areas of Improvement

4.2.1 Staff Resources

During 2020-2021, all of the teams responsible for food and feed delivery experienced a reduction in staffing resources due to vacancies and the need to divert staff to other areas of work. This impacted on outturn performance during the year.

The Coronavirus pandemic impacted upon recruitment and not all positions were filled leaving several vacancies that have been carried over to 2021-2022. Priority has been given to recruitment work to address this shortfall as soon as possible in the 2020-2021 financial year.

There remains however a natural turnover of staff in any organisation over a period of time; we will therefore have to address this as swiftly as possible should it arise.

4.2.2 Support System and Data Recording

A migration of food standards premises information over to the Food Standards Agency Rating system in previous years has impacted upon the perceived accuracy of risk rating scores. In response to this, work commenced to ensure that risk rating scores were as up to date as possible and to support our work programme. This will continue into 2021/22.

The service has recently procured a new systems database to replace the existing APP software. Implementation and integration commenced in 2020-2021 and will continue into 2021-2022. This work will include data cleansing and data migration through which we expect to improve our current records.

4.2.3 Low Risk Inspection Interventions

The Coronavirus pandemic, and the subsequent diversion of resources to Covid activities meant that only higher risk food activities were able to be undertaken during 2020-21, this has resulted in a backlog of inspections across the bands, but particularly those rated D and E, i.e., the lower rated premises, going into 2021-2022. This backlog will be factored into the two-year inspection allocation plan where appropriate, and in line with the FSA Roadmap. External Contractors have been allocated a total of 450 D rated inspections during 2021-2022 allowing the team to focus on higher risk A to C rated premises initially during this first year.

4.2.4 Primary Authority Work

Due to other priorities and a reduction in staffing resources, the service has maintained a low-level reactive approach to its Primary Authority relationships. Although we have adequately serviced our various contracts there is a desire to take a more proactive approach to the Primary Authority Scheme as a whole with a view to improving existing relationships and developing new schemes with businesses within the Cheshire East area.

5.0 2021-2023 Work Programme

At the start of each inspection year the routine inspection programme, based upon the Food Law Code of Practice, is automatically generated from the existing service database (Civica APP).

Tables in sections 5.1 and 5.2 below provide a benchmark of risk level within our food businesses and the normal expected intervention work that would be required to achieve the requirements of the Food Law Code of Practice.

However, the Service shall be following the FSA Recovery Plan as detailed in 3.1.4 to formulate an inspection plan up to 31st March 2023. Reference to the former inspection requirement (on an annual basis) is referenced here to assist in prioritisation of visits, and for where resources allow for intervention activity greater than that required by the Recovery Plan.

A review of the inspection requirements will be carried out again for prioritisation from 1st April 2022 to ensure that the programme is on track and that the highest risk premises continue to be inspected above those of lower risk.

5.1 Food Hygiene Inspection Requirement 2021 – 2022 (Food Law Code of Practice)

Rating	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2021 – 2022 Total	Awaiting inspection 31/3/21
A*	0	6	0*	6*	12	3
B	1	10	11	13	35	87
C	91	84	0**	27**	202	195
D	133	128	173	175	609	349
E	28	49	63	159	299	184
U						509
Total	253	277	247	380	1157	1327
Overall Total					2484	

* As category “A” premises are required to be inspected once every 6 months it is estimated from the 1st and 2nd quarter that these premises will be mirrored in the 3rd and 4th quarter. If following the initial inspection, a category “A” premises has improved it may be then classified as a category “B” premises and therefore not be inspected until 12 months later.

** There are no Category C inspections due in quarter 3, and a very small number in quarter 4, this reflects the requirement to not carry out routine food hygiene inspections due to the Coronavirus pandemic during March – August 2020. E.g., an inspection carried out in April 2020 that was category C would be due again in October 2021 – but programmed visits were not taking place during this time, under the direction of the FSA, so therefore no premises of that category can be due during that following time period.

Category U premises are Food business operators who have registered with the authority but have not yet had their risk rating determined. These premises are subject to a desk top risk assessment and from this review, premises which are evaluated as being very low risk are subject to a self-assessment questionnaire. Any identifiable higher risk premises from the desk top exercise are included in the current year intervention programme.

5.1.2 Revisits

Revisits will be carried out in accordance with details provided in section 3.1.1.

5.2 Food Standards Intervention Requirement 2021-2022 (Food Law Code of Practice)

Category	Minimum Intervention Rating	Intervention Type	Number of Premises	Target 2021 - 2022
A	12 months	Inspection, partial inspection or Audit	11	(100% of premises) = 11
B	24 months	Inspection, partial inspection or audit until deemed to be broadly compliant.	745	(50 % of premises) = 372
C	60 months By Alternative Enforcement Strategy (AES) or intervention	Alternative enforcement strategy. Intelligence led approach to non-planned interventions	1498	premises assessed by questionnaire / inspection (20% of premises) = 300
U	Unrated		335	75% = 251

To achieve the programme, the service will use the full range of interventions available including:

- Partial inspections and audits for category B premises.
- The use of Regulatory Compliance Apprentices to undertake tasks within the food team which support the work of the authorised officers for alternative interventions e.g. information gathering.
- The use of the Regulatory Compliance Apprentices to support alternative enforcement activities (questionnaires) for C category and unrated premises where appropriate and based on risk.
- The introduction of a 'checklist' to be undertaken at relevant food standards premises as an alternative to physical inspection (low risk).

- The identification of premises requiring multiple function inspections for a single check with referrals to qualified officers for high-risk issues if identified, thus reducing duplicate inspections and officer time requirements.

For Category A premises, where quality assurance systems are to be assessed, only officers who possess either a quality assurance qualification or equivalent professional experience and competency to enable them to assess quality assurance systems will carry out this intervention.

The service has also introduced a quarterly allocation intervention target for each officer which will be part of the RSH Team performance report.

All newly registered premises will be allocated for initial inspection to be conducted no later than 28 days of registration.

5.2.1 Revisits

Revisits will be carried out in accordance with details provided in section 3.1.2.

5.3 FSA Recovery Plan Inspection Requirements – Phase 2 up to 31st March 2023

Achievement Date	Minimum Requirement Food Hygiene	No. of Premises	Minimum Requirement Food Standards	No. of Premises
31 st March 2022	Category A	9		
30 th June 2022	Category B	124	Category A	11
30 th September 2022	Category C (and less than broadly compliant)	22		
31 st December 2022	Category D (and less than broadly compliant)	4		
31 st March 2023	Category C (and broadly compliant)	458		

Appendix A contains an overview of the whole recovery plan requirements including those activities that should continue in parallel with any specific inspection requirements detailed above and those circumstances where Cheshire East has a planned alternative approach.

5.4 Targeted Inspections of Feed Establishments 2021 - 2022

In line with National Priorities for Feed Law Enforcement, officers from the Animal Health and Welfare and Trading Standards Team will undertake programmed inspections.

Approval/Registration Activity Code	Premises Type	No of premises to be inspected
A1-A8, R1-R4**	Premises manufacturing or placing on the market additives, premixes etc. Premises manufacturing or placing on the market additives (not subject to approval) Manufacturers of compound feed (unless subject to approval)	5
A1-8, R1-3, R5	Distributor	1
R4	Mobile mixer	1
R6 **	Pet food manufacturers	3
R7 **	Supplier of Feed Materials/Surplus Food	10
R8*	Transporter	1
	Importer	1
R9 **	Storage premises for feed/feed products	3
R10*	Mixing feeds on farm, with additives and pre-mixtures	4
R11*	Mixing feed on farm, with compound feeding stuffs which contain additives	
R12 **	Food businesses selling co-products of the food industry destined as feed materials	6
R13*	Livestock farms (including fish farms) which do not mix feeds or mix feeds without additives	28
R14*	Arable Farms	0

The Team is also intending to undertake a piece of work in the period 2021-2022 to record farm assurance information for all premises and those premises which sit outside of the various assurance schemes and to use this to update the premises database.

5.5 Sampling

The Cheshire & Merseyside Sampling Sub-Group are yet to determine a food hygiene sampling programme, due to the continued resources required for Covid related work. However, there are a limited number of National Sampling initiatives in place which the service will support where resources allow and where it is felt that the work will benefit the Council and our local businesses.

The TSNW Executive is yet to agree on a food standards regional sampling programme for 2021/22 due to coronavirus priorities and a recovery plan. This will remain under constant review.

No feed sampling is scheduled under the National Sampling Priorities for the period 2021-2022. Sampling may however be carried out in the event of complaints relating to feed. However, samples will be taken as a result of complaints and will be assessed on a case-by-case basis.

5.6 Demand Led Services

The service will continue to provide a reactive service for the following functions.

- Complaints and Service Requests
- Food Hygiene Rescore Requests
- Primary Authority
- Provision of Advice
- Food and Feed Safety Alerts

5.7 Promotional Work

The service will identify and implement any relevant promotion or education activities based on either local intelligence or as part of our regional working arrangements.

Where appropriate work will be undertaken to evaluate the success of this work.

October 2021 will see the introduction of 'Natasha's Law' pre-packed food on site for direct sale. An objective has been set to promote the requirements to relevant businesses through direct electronic means and direct contact.

6.0 Resources to support 2021-2023 Delivery

6.1 Financial Allocation

Regulatory Services and Health has an overall annual staffing budget of £3,510,447. Of this £1,604,305 is allocated to Commercial Services, Trading Standards and Animal Health and Welfare. However not all officers within these teams are responsible for food and feed work. Actual FTE provision is detailed below in section 6.2.

In addition, the Commercial Services Team has a budget of £30,000 to fund food hygiene inspection work carried out by third party contractors.

The three service areas also have a supplies and services budget to support expenditure on equipment including ICT, sampling and analysis costs, printing & stationery, postage and telephone costs. These are not split into costs associated with the delivery of this plan but are for all functions delivered by the three teams.

Service areas also have specific budgets to cover mileage and general travel costs.

6.2 Staffing Allocation

Staffing allocations for each service area for the provision of food and feed work is estimated in the table below.

Service Area	FTE Provision (Fully Staffed)	As a % of Total FTE
Commercial Services	9.2	70%
Trading Standards	2.7	16%
Animal Health and Welfare	1.5	20%

In addition to food and feed related work these officers will also be involved with the wider Regulatory Services and Health functions working with other officers of the team as required.

6.3 Staff Development

Effective staff development is fundamental to ensure that service targets are met in a consistent and effective manner. To ensure that training and development needs are identified, all Cheshire East officers undertake a yearly performance and development interview, with a review of progress after six months. Each officer has a personal Performance and Development Plan.

In turn, these plans feed into an annual training plan which is developed for the whole team to cover continuing professional development requirements, maintain general competency and develop new knowledge in emerging areas of the food safety world. The FSA Codes of Practice for Food and Feed both require minimum levels of CPD to be undertaken annually by food and feed officers in order to maintain competence

and retain where appropriate CTSI Practitioner status. This plan is managed by the Head of Regulatory Services in conjunction with the relevant team leads.

This plan is submitted to and approved by the Workforce Development Team who manage the overall training budget for Cheshire East.

6.4 Quality Assessment

In order to ensure that the service provided is in accordance with the FSA requirements, standard quality assessment procedures are undertaken. In Regulatory Services & Health these procedures include the reviewing of premises files including inspection reports post inspection, investigations of Service Requests and Complaints, the signing off of enforcement notices by a Senior Officer prior to service and peer review inspection work. Officers are also assessed during accompanied visits to ensure a consistent approach is maintained.

Cheshire East Council also participates in the Cheshire and Merseyside Technical Group's inter-authority auditing and participates in consistency exercises produced by the Food Standards Agency.

7.0 Consultation

This plan has been jointly produced by Commercial Services, Trading Standards and Animal Health & Welfare.

This report will be presented to the Environment and Communities Committee in November 2021.

Appendix A : Overview of Recovery Plan

Food Hygiene	
Food Standards	
Food Hygiene/Standards	

Activity	Method	October - December 2021	January - March 2022	April - June 2022	July - September 2022	October - December 2022	January - March 2023
Granting approval under 853/2004	Distance communication to support reduced on site visit.						
Conditional and full approval visits in line with legislative requirements	On site visits.						
Proactive surveillance: Open/closed/recently reopened/new businesses Change of operation, activities or FBO	Registration/Administration processes. Onsite visit where concerns around public health/consumer protection.						
New Food Businesses	Visits prioritised in accordance with FLCOP following assessment of risk.						
Management of incidents/hazards (including food borne illness)	In accordance with FLCOP.						
Management/investigation of complaints	In accordance with FLCOP.						

Enforcement action in the case of non-compliance	In accordance with FLCOP.						
FHRS requested revisits	Within three months of request if chargeable (otherwise six months). Remote assessment as appropriate.						
Sampling	In line with LA Sampling Programme/FSA Surveillance Sampling Programme.						
Category A for Hygiene	All sites should receive an onsite intervention. Ensure all back in the system for interventions in line with FLCOP.			Return to Food Law Code of Practice Requirements (FLCOP)			
Category B for Hygiene	All sites to receive one onsite intervention. Ensure all back in the system for interventions in line with FLCOP.				Return to Food Law Code of Practice Requirements (FLCOP)		
Category A for Standards	All sites to receive one onsite intervention. Ensure all back in the system for interventions in line with FLCOP.		CE Planned completion by 31 March 2022		Return to Food Law Code of Practice Requirements (FLCOP)		
Category C for hygiene - less than broadly compliant (FHRS 0, 1 or 2)	All sites to receive one onsite intervention. Ensure all back in the system for					Return to Food Law Code of Practice Requirements (FLCOP)	

	interventions in line with FLCOP.						
Category D for hygiene - less than broadly compliant (FHRS 0, 1 or 2)	All sites to receive one onsite intervention. Ensure all back in the system for interventions in line with FLCOP.						Return to FLCOP Requirements
Category C for hygiene - broadly compliant or better (FHRS 3, 4 or 5)	Sites with two consecutive FHRS score of 5 can miss one intervention and be put back in the system for interventions in line with FLCOP (move due intervention date forward by 18 months). All other sites (FHRS 3 or 4) to receive one onsite intervention and be back in the system for interventions in line with FLCOP.						
Category D for hygiene - broadly compliant or better (FHRS 3, 4 or 5)	No interventions unless intelligence suggests risks have increased/standards decreased or any other reason due to risk posed.	<p>Maintain oversight and take appropriate action during the lifetime of the recovery plan</p> <p>CE to utilise external contractors to undertake inspections and reduce inspection burden as we move into the new inspection programme from April 2023.</p>					

Category E for hygiene	No interventions unless intelligence suggests risks have increased/standards decreased or any other reason due to risk posed.	Maintain oversight and take appropriate action during the lifetime of the recovery plan
Category B for Standards	No interventions unless intelligence suggests risks have increased/standards decreased or any other reason due to risk posed e.g. new allergen requirements PPDS.	<p>Maintain oversight and take appropriate action during the lifetime of the recovery plan</p> <p>CE to continue to allocate inspections to relevant officers in line with due dates (resource dependent) to reduce inspection burden as we move into the new inspection programme from April 2023.</p>
Category C for Standards	No interventions unless intelligence suggests risks have increased/standards decreased or any other reason due to risk posed e.g. new allergen requirements PPDS.	Maintain oversight and take appropriate action during the lifetime of the recovery plan

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Working for a brighter future together

Environment and Communities Committee

Date of Meeting:	11 th November 2021
Report Title:	Cemeteries Strategy Review
Report of:	Paul Bayley, Director of Environment and Neighbourhood Services
Report Reference No:	EC/26/21-22
Ward(s) Affected:	All wards

1. Executive Summary

- 1.1. At the Environment and Communities Committee meeting on 9th September 2021 it was resolved that a report be brought back to the committee to review the current Cemeteries Strategy for the whole of the borough.
- 1.2. This report provides an overview of the Cemeteries Strategy adopted by the Council in 2019.
- 1.3. It also provides further information on the land off Hassall Road adjacent to Sandbach cemetery that was the subject of the petition presented to the Committee at the meeting on 9th September 2021.

2. Recommendations

- 2.1. The Committee is recommended to:
 - 2.1.1. Note and make comment on the current Cemeteries Strategy;
 - 2.1.2. Approve an up to date assessment of the future demand and capacity for burial within the borough, including identifying options to optimise existing space within cemeteries where there is less than 30 years capacity remaining;
 - 2.1.3. Note that a report will be brought to the Committee to enable a further review of the Cemeteries Strategy based on the updated demand and capacity assessment.

3. Reasons for Recommendations

- 3.1.** At the Environment and Communities Committee meeting held on 9th September 2021, Councillor Mike Benson proposed that a review of the Cemeteries Strategy should be undertaken. It was resolved that a report be brought back to the committee to review the current cemeteries strategy for the whole of the borough.
- 3.2.** At the same meeting a petition was received by the Committee requesting that the Council allocates part of the field off Hassall Road adjacent to the cemetery for future expansion of the cemetery as was originally planned by the Council. It was resolved that a report on Sandbach cemetery be brought to the committee.

4. Other Options Considered

- 4.1.** There were no other options considered.

5. Background

- 5.1.** The Council provides cemeteries and crematoria for the residents of the borough, managed and maintained by Orbitas Bereavement Services, a company wholly owned by the Council.
- 5.2.** Cheshire East Council is a burial authority by virtue of the Local Government Act 1972 and is legally obliged to maintain its cemeteries 'in good order and repair'. It is not legally obliged to provide new burial space but the sale of space generates income that funds the ongoing maintenance of cemeteries. If the Council does not continue to provide new burial space to meet demand, maintenance costs will still have to be met, creating a budget shortfall.
- 5.3.** The Council owns ten cemeteries within the borough at:
- Alderley Edge
 - Congleton
 - Coppenhall
 - Crewe
 - Macclesfield
 - Meadow Brook
 - Nantwich
 - Sandbach
 - Weston
 - Wilmslow
- 5.4.** There are five cemeteries managed by town or parish councils or local trust: Audlem, Knutsford, Middlewich, Nether Alderley and Swettenham. Knutsford cemetery transferred to Knutsford Town Council from 1 January 2020.
- 5.5.** There are also 35 Church of England churchyards where burials still take place, although some only offer space for the burial of ashes.

- 5.6.** The purpose of the Cemeteries Strategy is to ensure that the provision of cemeteries meets local need for existing and future residents within Cheshire East. The strategy is provided as appendix 1.
- 5.7.** The strategy assessed the current demand (based on 2016 and 2017) and future demand and capacity for burial.
 - 5.7.1.** Coffin burial accounted for 16% of funerals in Cheshire East.
 - 5.7.2.** The Council's cemeteries accommodated 52% of coffin burials within the borough.
 - 5.7.3.** Ashes following cremation accounted for 59% of total burials in the council's cemeteries.
 - 5.7.4.** 16% of coffin burials take place in cemeteries managed by town or parish councils or trusts.
 - 5.7.5.** 32% of coffin burials take place in churchyards.
- 5.8.** The strategy concluded that there is sufficient capacity within the Council's cemeteries overall to meet demand for new graves for over 30 years. However, individual cemeteries will run out of space for new graves sooner than this which means that some people will be required to bury their dead further away from their home.
- 5.9.** The key long term objectives set out within the strategy were:
 - 5.9.1.** Cheshire East Council to focus its long-term burial provision in the two principal cemeteries in Crewe and Macclesfield, whilst continuing to operate and maintain the other cemeteries.
 - 5.9.2.** Optimise the use of land already available within existing cemeteries, sensitive to aesthetic, heritage and access considerations, to maximise the period during which each cemetery will be able to offer new graves.
 - 5.9.3.** Continue liaison, co-operation and joint-working, with town and parish council and churches to ensure continued burial space provision to meet local need.
 - 5.9.4.** Consider, where appropriate, the transfer of existing facilities or working to set up a trust for future cemetery provision where there is a desire to provide more local provision over and above Cheshire East's principal provision.
- 5.10.** Cabinet approved the draft Cemeteries Strategy for public consultation on 10th July 2018 and delegated authority to the Executive Director – Place, in consultation with the Portfolio Holder for Environment, to finalise and publish the Final Strategy and Cemetery Regulations, taking account of the representations received during the consultation exercise.

- 5.11.** The consultation on the Cemeteries Strategy was undertaken from July to September 2018 along with consultation on the draft Cemetery Regulations. 297 responses were received to the consultation. The Consultation report is provided as appendix 2. 78% of respondents agreed that the Cemeteries Strategy was suitable. The main points raised were:
- 5.11.1.** Lack of burial provision - 20 respondents felt the strategy did not address the lack of long term burial provision adequately and felt burial provision should be provided in all key towns in Cheshire East;
 - 5.11.2.** Local responsibility - 13 respondents felt responsibility for managing cemeteries and cemetery provision should be passed to local town or parish councils;
 - 5.11.3.** Cremation - 12 respondents suggested cremation should be encouraged as a solution to lack of burial provision,;
 - 5.11.4.** The 2 principal cemeteries - 10 respondents felt having 2 principal cemeteries was inappropriate, feeling the 30 minute drive time was too far, and that public transport is not effective enough to enable convenient access to them;
 - 5.11.5.** Alternative methods of burial - 9 respondents felt that a lack of burial space could be addressed by implementing alternative, modern burial methods, such as having green, woodland or natural burial grounds.
- 5.12.** The final strategy was amended to reflect the requirements of different ethnicities or faiths requiring specific cultural considerations and future consideration of natural burial provision.
- 5.13.** On 11th March 2019, the Executive Director – Place, in consultation with the Portfolio Holder for Environment and taking into consideration the representations arising from the public consultation, agreed to finalise and publish the Cemeteries Strategy, subject to call-in. All Councillors were notified of the Officer Key Decision on 22 March 2019. The call-in period expired on 29th March 2019. The strategy was published on the Council's website on 15th April 2019.
- 5.14.** There are currently no plans or funding to develop new cemeteries or extend existing cemeteries except for Weston cemetery which has a section 106 developer contribution to fund its extension. A proposed scheme has been developed but following feedback from Planning of the need to provide additional infrastructure, such as car parking, the scheme is not affordable within the available funding.
- 5.15.** The Environment and Communities Committee received a petition at its meeting on 9th September 2021 to allocate part of the field off Hassall Road adjacent to the cemetery for future expansion of the cemetery as was originally planned by the council. The land is owned by the Council and is currently public open space that includes a football pitch and play area. A review of the conveyancing documentation from 1933 when the land

comprising the existing cemetery and adjacent field was purchased by the Urban District Council of Sandbach has confirmed that the land was purchased for the purpose of a cemetery. There is currently no funding to extend the existing cemetery onto this adjacent land. Legal advice would be required on the process to change the use of the land, including the potential requirement to provide alternative public open space in mitigation for its loss.

6. Implications

6.1. Legal

6.1.1. There is no statutory duty on a local authority to provide burial facilities, but if they do so, the management is governed by the Local Authorities' Cemeteries Order (LACO) 1977.

6.2. Finance

6.2.1. There are no financial implications arising from this report. If further investment is required following a review of the Cemeteries Strategy, business cases will need to be developed for consideration within the Council's Medium Term Financial Strategy.

6.3. Policy

6.3.1. There are no policy implications arising from this report.

6.4. Equality

6.4.1. There are no equality implications arising from this report.

6.5. Human Resources

6.5.1. There are no human resources implications arising from this report.

6.6. Risk Management

6.6.1. The Cemeteries Strategy is aimed at providing a proactive consideration of the Council's responsibilities and any risks in relation to burial and cremation.

6.7. Rural Communities

6.7.1. There are no implications for rural communities arising from this report.

6.8. Children and Young People/Cared for Children

6.8.1. There are no implications to children and young people, arising from this report.

6.9. Public Health

6.9.1. There are no public health implications arising from this report.

6.10. Climate Change

6.10.1. There are no climate change implications arising from this report.

Access to Information	
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Appendices:	Appendix 1 – Cheshire East Cemeteries Strategy Appendix 2 – Cemeteries Strategy Consultation Report
Background Papers:	None

Cheshire East Council Cemeteries Strategy



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Produced on behalf of Cheshire East Council by Harrison Design Development, in association with Peter Mitchell.

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Table of Contents

Table of Contents	2
List of Figures	3
1.0 Executive Summary	4
2.0 Introduction	5
3.0 The Council's cemeteries: demand and capacity	6
3.2 <i>Demand</i>	6
3.3 <i>Capacity</i>	10
4.0 Other burial provision: demand and capacity	16
4.2 Town and Parish Councils	16
4.3. Parish Churches	18
4.4 Summary of burial provision by Town and Parish Councils and Parish Churches	22
5.0 Demographic context	23
5.2 <i>Population</i>	23
5.3 <i>Age structure</i>	25
5.4 Mortality rates and numbers of deaths	30
5.5 <i>Ethnicity</i>	33
5.6 Religious belief	34
5.7 Summary of the Demographic Context	35
6.0 Legal Context	37
6.1 Provision and maintenance of cemeteries	37
6.2 Maintenance of closed churchyards	37
6.3 Optimisation of burial space	39
6.4 Purchased (private or family grave)	40
6.5 Unpurchased (public or shared grave)	42
6.6 Re-use of graves	43
6.7 <i>Burial Records</i>	45
7.0 Key issues and areas for development	46
7.1 Demand for burial across Cheshire East	46
7.2 Capacity for burial across Cheshire East	48
7.3 Drive-time catchment mapping and analysis – current situation	54
7.4 Drive-time catchment mapping and analysis – Two principal cemeteries	63
8.0 Vision, policies and objectives	71
9.0 Cemetery Strategy Short Term	72
10.0 Cemetery Strategy Medium Term	73
11.0 Cemetery Strategy Long Term	73

List of Figures

Figure 1: Cheshire East Council cemeteries	6
Figure 2: Total burials in 2016 and 2017	6
Figure 3: Burials by type in 2016 and 2017	7
Figure 4: New and reopened graves in 2017	8
Figure 5: Summary of grave capacity	11
Figure 6: Attractive tree lined avenue adds significantly to character, Sandbach Cemetery	12
Figure 7: Trees planted to enhance cemetery character, Sandbach Cemetery	12
Figure 8: Plots C and D Sandbach Cemetery	14
Figure 9: Space for new graves in Weston Cemetery	15
Figure 10: Other providers – demand and capacity	16
Figure 11: Demand and capacity in Churchyards	19
Figure 12: Churches without churchyards or full or closed churchyards	21
Figure 13: Estimated demand for burial in Cheshire East in 2016	22
Figure 14: Estimated population change 2011 to 2016	23
Figure 15: Estimated population change 2014 to 2039	24
Figure 16: Age structure comparison 2011	25
Figure 17: Age structure comparison 2016	26
Figure 18: Projected change in age structure 2018 to 2039	27
Figure 19: ONS 2014-based projected age structure comparison 2018 to 2039	28
Figure 20: Projection population change 2018 to 2039	29
Figure 21: Five-yearly deaths and death rates in England and Wales 1841 to 2015	30
Figure 22: Deaths in England and Cheshire East in 2016 by quinary age band	31
Figure 23: Projected increase in deaths	31
Figure 24: Deaths in Cheshire East by month 2012 to 2014	32
Figure 25: Minority ethnic group comparison 2011	33
Figure 26: Minority religious belief comparison 2011	34
Figure 27: Deaths by ward in Cheshire East in 2016	47
Figure 28: Estimated capacity in Cheshire East Council cemeteries.	50
Figure 29: Estimated annual capacity in Cheshire East Council cemeteries.	51
Figure 30: Estimated annual capacity in Cheshire East Council cemeteries.	51
Figure 31: Capacity to provide new graves 2018 to 2047	53
Figure 32: Cheshire East cemeteries 15-minute drive-time catchments	55
Figure 33: Cheshire East cemeteries 30-minute drive-time catchments	56
Figure 34: Cheshire East cemeteries 45-minute drive-time catchments	57
Figure 35: Cheshire East cemeteries 60-minute drive-time catchments	58
Figure 36: Drive-time catchment populations 2011	59
Figure 37: Drive-time catchment deaths 2016	59
Figure 38 Drive-time catchment calculated burials 2016	60
Figure 39: Drive-time catchment actual burials and variation from calculated burials 2016	61
Figure 40: 15-minute drive-time catchments for Crewe Meadow Brook and Macclesfield	63
Figure 41: 30-minute drive-time catchments for Crewe Meadow Brook and Macclesfield	64
Figure 42: 45-minute drive-time catchments for Crewe Meadow Brook and Macclesfield	65
Figure 43: 60-minute drive-time catchments for Crewe Meadow Brook and Macclesfield	66
Figure 44: drive-time catchment populations 2011	67
Figure 45: drive-time catchment deaths 2016	68
Figure 46: Comparison of 30-minute drive-time catchments	69

1.0 Executive Summary

- 1.1 In Cheshire East, demand for burial provision is currently met by Cheshire East Council's eleven cemeteries, together with town and parish council cemeteries and churchyards.
- 1.2 The research for this strategy suggests that coffin burial accounts for approximately 16 to 20 per cent of funerals in Cheshire East, with Cheshire East Council's cemeteries accommodating 8.4 per cent of all coffin burials in Cheshire East. (Figure 13 illustrates the calculations that provide these percentage figures)
- 1.3 Ashes following cremation accounted for approximately 59 per cent of total burials in the council's cemeteries in 2017.
- 1.4 Even accounting for projected increases in the number of deaths, there is sufficient capacity within the council's cemeteries overall to meet demand for new graves for over 30 years.
- 1.5. However, individual cemeteries will run out of space for new graves sooner than this. Unless supplemented in some way, this overall capacity will require at least some people to bury their dead further away from their home location than they would currently.
- 1.6 Approximately 90% of the population of Cheshire East currently lives within a 30- minute drive-time at funeral speeds of one of the council's cemeteries.
- 1.7 However, approximately 72% of the population of Cheshire East currently live within a 30-minute drive-time at funeral speeds of either or both, of the two largest cemeteries with the most remaining space for burial, Crewe Meadow Brook and Macclesfield cemeteries.
- 1.8 The drive-time catchment analysis suggests that Cheshire East Council might wish to consider Crewe Meadow Brook and Macclesfield as its two principal cemeteries, given their convenient location and existing facilities.

2.0 Introduction

- 2.1 Cheshire East Council commissioned this cemeteries strategy to describe the quantity and location of current provision and to review the options and mechanisms for ensuring appropriate provision for future burials. This required a detailed assessment of both current and future demand and capacity for burial within the Council's cemeteries and a survey of demand and capacity at burial sites provided by others, including Town and Parish Councils and churches.
- 2.2 The strategy is informed by an awareness of the demographic and legal context for the provision and management of burial facilities.
- 2.3 The data used in this strategy originates from a number of sources. Data on demand and capacity within the Council's cemeteries is largely derived from the cemetery records stored within the 'BACAS' Burial and Cremation Administration System. This refers to computer software developed by Clear Skies Software and used by many cemeteries and crematoria to maintain records and to administer funerals. Demographic data originates from the ONS, the Office for National Statistics. Information regarding churchyards is supplied by the Venerable Ian Bishop, Archdeacon of Macclesfield, Minsters and churchwardens. Information regarding town and parish councils is supplied by town and parish clerks. Drive-time mapping and data is supplied by Vectos Limited.
- 2.4 The strategy identifies the steps that are required to enable the provision of sustainable cemeteries and encourages liaison with the other providers to ensure continued provision for burial that meets local need across the whole of Cheshire East.

3.0 The Council's cemeteries: demand and capacity

3.1 Figure 1 lists Cheshire East Council's 11 cemeteries:

Cemetery	Address	Opened	Acres
Alderley Edge	Chelford Road, Alderley Edge SK9 7TQ	1906	4.00
Congleton	Howey Lane, Congleton CW12 4AE	2004	3.18
CreweCoppenhall	Reid Street, Coppenhall CW1 3DZ	1863	9.44
Crewe Badger Avenue	Badger Avenue, Crewe CW1 3JG	1872	28.65
Crewe Meadow Brook	Minshull New Road, Crewe CW1 3PP	2017	13.20
Knutsford	Tabley Hill Lane, Tabley WA16 0EW	1902	5.00
Macclesfield	Prestbury Road, Macclesfield SK10 3BU	1866	68.00
Nantwich	Whitehouse Lane, Nantwich CW5 6HP	1875	6.30
Sandbach	The Hill, Sandbach CW11 1JJ	1935	5.62
Weston	Cemetery Road, Weston, Crewe CW2 5LQ	1902	1.80
Wilmslow	Manchester Road, Wilmslow SK9 2LE	1907	4.50

Figure 1: Cheshire East Council cemeteries

Source: Cheshire East Council

3.2 Demand

3.2.1 Numbers of deaths and types of burial vary by location and from year to year, as illustrated below in Figure 2 for total burials during 2016 and 2017.

Cemetery	Total Burials		
	2016	2017	Variation
Alderley Edge	47	48	1
Congleton	42	39	-3
CreweCoppenhall	6	5	-1
Crewe Badger Avenue	204	200	-4
Crewe Meadow Brook	42	78	36
Knutsford	37	42	5
Macclesfield	161	214	53
Nantwich	90	87	-3
Sandbach	58	69	11
Weston	9	18	9
Wilmslow	55	59	4
Totals	751	859	108

Figure 2: Total burials in 2016 and 2017

Source: Cheshire East Council Cemetery Records

3.2.2 On average, every working day there are between 3 and 4 burials of all types across the Council's 11 cemeteries.

3.2.3 There are various types of burials, the most obvious distinction being that between the burial of coffins and the burial of ashes following cremation. Figure 3 below illustrates this distinction for 2016 and 2017:

Cemetery	2016		2017	
	Coffins	Ashes	Coffins	Ashes
Alderley Edge	23	24	17	31
Congleton	17	25	11	28
Coppenhall	2	4	1	4
Crewe	61	143	54	146
Knutsford	27	10	28	14
Macclesfield	63	98	76	138
Meadow Brook	23	19	47	31
Nantwich	44	46	34	53
Sandbach	31	27	46	23
Weston	4	5	7	11
Wilmslow	36	19	29	30
Totals	331	420	350	509
Proportions	44%	56%	41%	59%

Figure 3: Burials by type in 2016 and 2017

Source: Cheshire East Council Cemetery Records

3.2.4 Figure 3 reveals that there is greater demand for the burial of ashes than of coffins.

3.2.5 It is important to note that each coffin or ashes burial does not necessarily require a new grave or new ashes plot.

3.2.6 Family graves are common in cemeteries and churchyards. In the Council's cemeteries new graves can be excavated to accommodate up to 3 coffin burials. In addition, both ashes plots and coffin graves can accommodate a number of ashes burials.

3.2.7 The relative proportions of demand for new and reopened graves often reflect the age of the cemetery:

- Demand for new graves predominates in a new cemetery and it normally takes 10 years or more before the first of these graves containing a single burial is reopened to receive a second family member.
- Where a cemetery has been established for many years, space for new graves gradually diminishes and reopened graves predominate.
- Once there is no space at all remaining for new graves, reopened graves account for all burials. As further years pass, the number of burials declines as family graves become filled and new cemeteries or extensions are developed, if demand for burial is to be accommodated.

3.2.8 Figure 4 below illustrates for 2017 the distinction between the demand for coffin burial in new graves and burial in existing graves, which are reopened to accommodate a further coffin burial.

Cemetery	New	Reopen	New	Reopen
Alderley Edge	8	9	47%	53%
Congleton	11	0	100%	0%
CreweCoppenhall	1	0	100%	0%
Crewe Badger Avenue	25	29	46%	54%
Crewe Meadow Brook	44	3	94%	6%
Knutsford	18	10	64%	36%
Macclesfield	33	43	43%	57%
Nantwich	24	10	71%	29%
Sandbach	30	16	65%	35%
Weston	5	2	71%	29%
Wilmslow	14	15	48%	52%
Totals	213	137	61%	39%

Figure 4: New and reopened graves in 2017

Source: Cheshire East Council Cemetery Records

3.2.9 Figure 4 illustrates:

- Both Congleton and Crewe Meadow Brook are new cemeteries and new graves predominate.
- Whilst Nantwich is an old cemetery, it has a new extension, which accounts for the higher proportion of new graves.
- Crewe Coppenhall is an old cemetery and has very few burials. However, a very small number of new graves have been accommodated, for example where a tree has had to be removed.
- The other cemeteries have proportions of demand than may be observed at typical operational cemeteries all over the country.

3.3 Capacity

3.3.1 The facilities offered for the burial of ashes vary across the 11 cemeteries and include burial plots and above-ground vaults. The various options all occupy a certain amount of space and, due to the level of demand; the Council will continue to provide space in the cemeteries to accommodate them.

3.3.2 However, coffin burial uses up much more land than any of the various options for ashes and deliverability is also influenced to a much greater degree by ground conditions within each site. This is due to legal and practical requirements relating to the depths at which coffins are buried.

3.3.3 Thus, whilst space for ashes is highly relevant, the key factor in determining cemetery capacity is the space available for new graves for coffin burial.

3.3.4 Cemetery capacity is not as fixed and definitive as might be assumed:

- The size, topography, existing features and design of each cemetery influence how many grave spaces are originally envisaged.
- Ground conditions influence the depths to which graves may be excavated and thus the number of burials that may be accommodated. Ground conditions vary between cemeteries and can also vary to a surprising degree within each cemetery.
- Trees planted when the cemetery is first developed may mature to a significant size and reduce the area available for graves.
- In recent years, there has been a general trend for larger coffin sizes and an increase in the use of caskets, both of which may require larger grave space sizes and thus fewer graves than originally envisaged.
- It is possible to create 'new' space for graves by using land previously designated for other purposes, such as paths and landscape.

- 3.3.5 The data in Figure 5 below originate from an analysis of the BACAS databases, grave plans and site visits. Account has been taken of the new graves available in the as-yet unused areas of the recently developed Congleton and Crewe Meadow Brook cemeteries; potential new graves that could be created at the perimeters of sections in Sandbach and Weston cemeteries and the proposed extensions at Alderley Edge and Weston.

Cemetery	Available	Created	Extension	Total
Alderley Edge	322		1,000	1,322
Congleton	792			792
CreweCoppenhall	0			0
Crewe Badger Avenue	0			0
Crewe Meadow Brook	6,705			6,705
Knutsford	426			426
Macclesfield	2,718			2,718
Nantwich	918			918
Sandbach	115	120		235
Weston	0	26	448	474
Wilmslow	283			283
Totals	12,279	146	448	13,873

Figure 5: Summary of grave capacity

Source: Cheshire East Council Cemetery Records

- 3.3.6 Figure 5 above shows that it is estimated that 13,873 graves are available for use for coffin burial across nine of the eleven Cheshire East cemeteries.
- 3.3.7 These estimates take account of the availability of graves originally planned when cemeteries were first designed, but which, however, may now no longer be deliverable, for example due to the growth of trees or the development of crematoria.
- 3.3.8 In some areas within the cemeteries, it is not feasible to excavate all of the graves originally envisaged without having to remove well established trees and shrubs

that currently enhance the cemeteries. The photographs below at Figures 6 and 7 illustrate such areas.



Figure 6: Attractive tree lined avenue adds significantly to character, Sandbach Cemetery



Figure 7: Trees planted to enhance cemetery character, Sandbach Cemetery

3.3.9 The combined effect of the trees currently growing in the Council's cemeteries could potentially result in the loss of more than 500 graves that were originally planned on the cemetery maps. Accurately quantifying this impact upon grave availability in cemeteries, particularly the largest at Macclesfield and Crewe, would require extensive site investigations.

3.3.10 It is likely that the development during the 20th century of Crewe and Macclesfield crematoria within the cemeteries, together with their associated extensive Gardens of Remembrance, had the effect of significantly reducing the number of graves originally planned for those cemeteries when they were designed in the nineteenth century before crematoria were introduced.

- Crewe Badger Avenue Cemetery was originally opened in 1872. The crematorium was opened in 1958 on the site of the original cemetery chapels.
- Macclesfield Cemetery was originally opened in 1866. The crematorium was opened in 1960, following the conversion and extension of the original Nonconformist Cemetery Chapel.

3.3.11 Conversely, as space for new graves becomes limited, steps can be taken to create new grave space by using areas not originally designated for the purpose¹. However, there should be careful consideration of aesthetic, environmental and heritage factors, as well as the need to facilitate access to graves, when considering utilising areas not original allocated for burial.

3.3.12 The photograph below at Figure 8 illustrates an example of where a limited number of new graves could be excavated in parallel with existing graves, within the grass verges at the edges of existing 'full' areas of Sandbach Cemetery with consideration and ensuring that existing graves would not be driven over.

¹ See legal context section



Figure 8: Plots C and D Sandbach Cemetery

3.3.13 Cheshire East Council has already used this technique to create new graves and space for potential further new graves within Crewe Badger Avenue, Nantwich and Westoncemeteries:

- Prior to the opening of Crewe Meadow Brook Cemetery, a few paths at Crewe Badger Avenue Cemetery were removed to create new space for graves.
- Prior to the opening of the new extension, paths within the original cemetery at Nantwich Cemetery were allocated for new graves, some of which have been used.
- Additional graves and ashes plots have been created either side of the access path at Weston Cemetery. A boundary hedge has also been recently removed to create further space for graves, as illustrated in the photograph below at Figure 9.



Figure 9: Space for new graves in Weston Cemetery

4.0 Other burial provision: demand and capacity

4.1 Provision at the local level

- 4.1.1 As discussed in the section considering the demographic context, the population of Cheshire East is concentrated around urban areas, but is also dispersed at lower densities across more rural areas. Many of these communities are geographically distant from our eleven cemeteries and they rely on local burial provision. Where there are parish churchyards still open for burials, these may pre-date the establishment of the council's cemeteries.

4.2 Town and Parish Councils

- 4.2.1 There are 11 Town Councils and 97 Parish Councils within Cheshire East. An email survey of burial provision resulted in a response rate of more than 62 per cent and gathered information regarding burial provision by those councils. Figure 10 below summarises data on annual demand for new graves for coffin burial:

Burial Authority	Burials per year	Capacity in years
Middlewich Cemetery Joint Management Board	30	100
Audlem Burial Board	25	70
Nether Alderley Parish Council	*1	84
Swettenham Parish Council	2	84
Total burials per year	58	

Figure 10: Other providers – demand and capacity

Source: Responses to email survey for this strategy

- 4.2.2 The figure of *1 new grave at Nether Alderley is an approximate estimate, based upon the size of the population. It can be challenging to precisely quantify demand, as this varies seasonally and from year to year. This is particularly the case where the population and numbers of deaths are relatively small.

4.2.3 These data suggest that approximately 58 coffin burials take place in new graves in these cemeteries each year, which represents 1.5 per cent of all deaths and 15.4 per cent of all coffin burials in new graves in Cheshire East.

4.2.4 In common with larger local authorities, town and parish councils generally charge higher cemetery fees to non-residents. They may also have a policy of not accepting non-resident burials, unless specific links with the community can be evidenced, as a means to prolong the capacity of their cemeteries to meet local need.

4.2.5 Swettenham Parish Council's cemetery rules specify that rights of burial will be granted subject to one of the following conditions being met:

- Resident within the parish of Swettenham at date of death
- Former residents who have left the parish due to retirement, marriage, residential care, but have a strong family link with the parish community.
- Former residents who were listed in the Register of Electors for the parish within the period of 5 years prior to death
- Residents from adjoining parishes who have maintained a strong connection with the parish by way of community involvement.

4.2.6 Nether Alderley Parish Council manages its cemetery through a Burial Board with Regulations that include:

Persons entitled to be buried in the Burial Ground:

- "Parishioners": Persons who are resident within the civil parish of Nether Alderley or who are on the current electoral roll of St. Mary's Church, Alderley.
- "Non-Parishioners": Anyone who lives outside the civil parish of Nether Alderley but within the ecclesiastical parish of St. Mary, Alderley.
- "Non-Parishioners": Anyone who lives outside the civil parish of Nether Alderley but who has lived within the civil parish of Nether Alderley for a period of no less than 10 years at any stage.

- “Non-Parishioners”: Anyone who has been on the electoral roll of St. Mary’s Church, Alderley, for a period of no less than 10 years at any stage.
- “Non-Parishioners”: Anyone who has lived within the ecclesiastical parish area of Great Warford for a period of no less than 10 years at any stage.

4.2.7 Therefore, burial space might be available in parish council cemeteries, but only to local residents.

4.3. Parish Churches

4.3.1 Cheshire East lies within the Diocese of Chester, which includes more than 190 churches, but which extends well beyond the local authority’s boundaries. Using data supplied by the Archdeacon of Macclesfield, an email survey was undertaken of approximately 75 per cent of the 61 churches within Cheshire East recorded as having churchyards in use for burial. This survey identified 35 Church of England churchyards where burials still take place, although some only offer space for the burial of ashes.

4.3.2 Churchyards often serve small local communities and may be hundreds of years old. These factors combine to make it difficult to establish precise figures for average demand for new graves and the number of grave spaces remaining.

4.3.3 Figure 11 below provides the results of the survey:

Deanery	Parish	Church	Coffin burials per year	Capacity in years	Ashes burials per year	Capacity in years
Bowdon	Ashley	St Elizabeth's			4	20
Congleton	Alsager	Christ Church	30	1		
Congleton	Astbury	St Mary's	15	10		
Congleton	Brereton	St Oswald's	2	20		
Congleton	Church Hulme	St Luke's	5	30		
Congleton	Eaton	Christ Church	1	50		
Congleton	Goostrey	St Luke's	5	5		10

Deanery	Parish	Church	Coffin burials per year	Capacity in years	Ashes burials per year	Capacity in years
Congleton	Hulme Walfield	St Michael	1	50		
Congleton	Mossley	Holy Trinity		0	2	5
Congleton	Smallwood	St John the Baptist	2	4		
Congleton	St John	St John	2	5	2	15
Congleton	St Peter	St Peter		0	8	4
Congleton	Warmingham	St Leonards	3	50	2	50
Knutsford	Chelford	St John the Evangelist	3	10		
Knutsford	Lower Peover	St Oswald	5	50		
Knutsford	Marthall	All Saints		50		
Knutsford	Over Peover	St Lawrence	5	50		
Knutsford	Over Tabley	St Paul's		100	1	50
Macclesfield	Bosley	St Mary the Virgin	1	20	1	10
Macclesfield	Gawsworth	St James the Great	2	30	7	
Macclesfield	Henbury	St Thomas	1	10		
Macclesfield	Marton	St James & St Paul	1	50		
Macclesfield	Pott Shrigley	St Christopher's	1	40	2	35
Macclesfield	Sutton St James	St James	3	10		
Macclesfield	Wildboarclough	St Saviour	1	30		
Macclesfield	Windle	St Michael	2	8		
Malpas	Marbury	St Michael and All Angels	2	15	2	20
Nantwich	Acton	St Mary	6	75	6	400
Nantwich	Baddiley	St Michael	1	50		
Nantwich	Burleydam	St Mary & St Michael	1	50		
Nantwich	Crewe Green	St Michael & All Angels		100		
Nantwich	Haslington	St Matthew's Haslington		100		
Nantwich	Leighton-cum-Minshull Vernon	St Peters	6	100	3	
Nantwich	Wistaston	St Mary the Virgin	12	20	15	20
Nantwich	Wrenbury	St Chad	9		5	
Total burials			128		60	

Figure 11: Demand and capacity in Churchyards

Source: Responses to email survey for this strategy

- 4.3.4 The data in Figure 11 are estimates and simplify a complex situation. Some churchyards listed have no space for coffin burials and only bury ashes. Others have only a few years' capacity remaining for coffin burial, whilst others seem to have low demand and enough space to last "about 100 years".
- 4.3.5 The survey suggests that approximately 120 coffin burials take place in new graves in these churchyards in Cheshire East each year, which represents 3 per cent of all deaths and 31.9 per cent of all coffin burials in new graves in Cheshire East. There are likely to be some additional burials occurring in the 15 other open churchyards.
- 4.3.6 The churchyard with the highest level of demand is Christ Church, Alsager. However, there is no scope for an extension of the churchyard. If this demand is to be met elsewhere, it will affect capacity at other sites.
- 4.3.7 Whilst some churches do not have a burial ground at all, some churchyards are full for coffin burial and others are both full and formally closed by Order in Council, as listed below in Figure 12:

Deanery	Parish	No Burial Ground	Full	Closed
Congleton Deanery	Alsager St Mary Magdalene	1		
Knutsford Deanery	Alderley Edge	1		
Knutsford Deanery	High Legh	1		
Macclesfield Deanery	All Saints	1		
Macclesfield Deanery	Macclesfield St John	1		
Macclesfield Deanery	Prestbury	1		
Macclesfield Deanery	St Barnabas	1		
Middlewich Deanery	Moulton	1		
Middlewich Deanery	Northwich (Castle) Holy Trinity	1		
Middlewich Deanery	Northwich (Winnington) St Luke	1		
Middlewich Deanery	Sandiway	1		
Nantwich Deanery	Crewe All Saints and St Paul	1		
Nantwich Deanery	Crewe Christ Church	1		
Nantwich Deanery	Crewe St Barnabas	1		
Nantwich Deanery	Crewe St Peter	1		
Nantwich Deanery	Doddington	1		

Deanery	Parish	No Burial Ground	Full	Closed
Nantwich Deanery	Shavington	1		
Nantwich Deanery	Weston	1		
Congleton Deanery	Elworth		1	
Congleton Deanery	Holy Trinity Mossley		1	
Congleton Deanery	Sandbach		1	
Congleton Deanery	St Stephen		1	
Congleton Deanery	Swettenham		1	
Knutsford Deanery	Alderley		1	
Knutsford Deanery	Wilmslow		1	
Macclesfield Deanery	Hurdsfield		1	
Macclesfield Deanery	St Peter		1	
Nantwich Deanery	Coppenhall		1	
Nantwich Deanery	Crewe St Andrew with St John the Baptist		1	
Knutsford Deanery	Knutsford St Cross			1
Knutsford Deanery	Knutsford St John the Baptist			1
Macclesfield Deanery	Macclesfield St Paul			1
Macclesfield Deanery	St Michael & All Angels			1
Middlewich Deanery	Middlewich			1
Nantwich Deanery	Audlem			1
Nantwich Deanery	Wybunbury			1

Figure 12: Churches without churchyards or full or closed churchyards

Source: Archdeacon of Macclesfield

4.4 Summary of burial provision by Town and Parish Councils and Parish Churches

4.4.1 Currently, surveys indicate that town and parish councils and parish churchyards account for approximately 178 coffin burials in new graves per year.

4.4.2 In 2016, there were 3,961 deaths of residents in Cheshire East. Using the typical ratio of 60 per cent of burials taking place in new graves and 40 per cent in reopened family graves, Figure 13 below provides estimates to summarise the demand for coffin burials and the proportion of deaths they represent in Cheshire East:

Provider	New	Reopen	Total	% of Death
Churchyards	120	80	200	5.0%
Town and Parish Councils	58	42	100	2.5%
Combined	178	122	300	7.5%
Cheshire East	198	133	331	8.4%
Totals	376	255	631	15.9%

Figure 13: Estimated demand for burial in Cheshire East in 2016

Source: Responses to email survey for this strategy and Cheshire East Council Cemetery Records

4.4.3 Figure 13 suggests that town and parish council cemeteries and churchyards combined undertake only slightly less burials than Cheshire East Council. This underlines the important role these cemeteries and churchyards fulfil in meeting local needs for burial.

5.0 Demographic context

5.1 Factors influencing demand for burial space

5.1.1 Demand for burial space is influenced by a series of interlinked demographic factors:

- Population
- Age structure
- Mortality rates and numbers of deaths
- Ethnicity
- Religious belief

5.1.2 The Office for National Statistics (ONS) publishes demographic data at both national and local authority level, with the most definitive data contained within the Census 2011. Some of these data are periodically supplemented by estimates, the latest available on population being the mid-2016 estimates. The ONS also produce projections into the future and the latest available at local authority level are the 2014-based Subnational Population Projections.

5.2 Population

5.2.1 Figure 14 below compares the estimated population change in Cheshire East and England as a whole between the definitive Census 2011 and the ONS 2016 mid-year estimates:

	Census 2011	Mid-2016	2011-2016	
Cheshire East	370,127	376,700	6,573	1.8%
England	53,012,456	55,268,100	2,255,644	4.3%

Figure 14: Estimated population change 2011 to 2016

Source: Census 2011 table KS101EW and ONS table SAPE19DT8 population estimate

- 5.2.2 These figures indicate that the population of Cheshire East has increased during this period, but at less than half the rate as England as a whole.
- 5.2.3 As with other local authority areas, the population density is variable across Cheshire East with higher densities around urban centres. These include Congleton, Crewe, Knutsford, Macclesfield, Sandbach and Wilmslow.
- 5.2.4 At the time of the Census 2011, the population density in Cheshire East was only 3.2 persons per hectare, compared with 5.2 across the six unitary authorities in the North West and 4.1 in England as a whole.
- 5.2.5 These average figures conceal great geographical variation. Based upon ONS mid-2016 population (experimental) estimates ward population densities in Cheshire East range from 0.4 persons per hectare in Wrenbury, to 73.5 in Crewe South.
- 5.2.6 Figure 15 below compares the ONS 2014-based subnational population projections for Cheshire East and England as a whole. It is important to note how the ONS produces these projections:
- 5.2.7 “The projected local authority population for each year is initially calculated by ageing on the population for the previous year, applying assumed local fertility and mortality rates to calculate the number of projected births and deaths, and then adjusting for migration into and out of each local authority. Assumed levels of fertility, mortality and migration for each local authority are **derived from observed values during the previous 5 or 6 years**. The projections are then constrained to the 2014-based national population projections for England.”²

	2014	2039	2014-2039	
Cheshire East	374,200	406,200	32,000	8.6%
England	54,316,600	63,281,500	8,964,900	16.5%

Figure 15: Estimated population change 2014 to 2039

Source: ONS Table 2 2014-based Subnational Population Projections

² ONS Statistical Bulletin ‘Subnational population projections for England: 2014-based projections’ released 25th May 2016

- 5.2.8 These ONS 2014 trend-based projections suggest that the population of Cheshire East will increase through to at least 2039, but at approximately half the rate as England as a whole.

5.3 Age structure

- 5.3.1 Figure 16 below compares the age structure of Cheshire East and England as a whole at the Census 2011:

Age band	Cheshire East	England	Variation
0 to 4	5.5%	6.3%	-0.8%
5 to 7	3.3%	3.4%	-0.2%
8 to 9	2.1%	2.2%	-0.1%
10 to 14	5.8%	5.8%	0.0%
15	1.2%	1.2%	0.0%
16 to 17	2.5%	2.5%	0.0%
18 to 19	2.3%	2.6%	-0.3%
20 to 24	5.0%	6.8%	-1.8%
25 to 29	5.1%	6.9%	-1.7%
30 to 44	19.5%	20.6%	-1.2%
45 to 59	21.4%	19.4%	2.0%
60 to 64	7.1%	6.0%	1.2%
65 to 74	10.3%	8.6%	1.7%
75 to 84	6.4%	5.5%	0.9%
85 to 89	1.7%	1.5%	0.3%
90 and over	0.9%	0.8%	0.1%

Figure 16: Age structure comparison 2011

Source: Census 2011 Table KS102EW

5.3.2 Figure 17 below compares age structure using the ONS mid-2016 estimates:

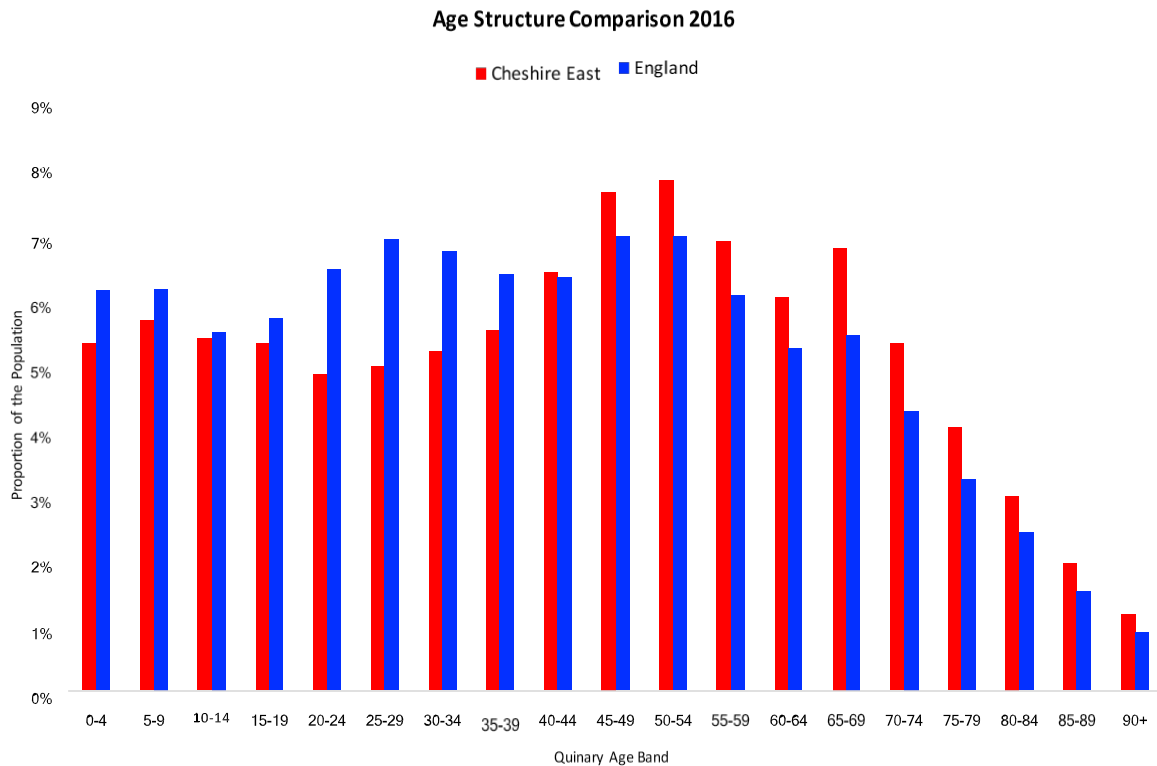


Figure 17: Age structure comparison 2016
Source: Census 2011 Table KS102EW

5.3.3 Figure 17 clearly indicates that Cheshire East has a generally older age structure than England as a whole.

5.3.4 As with other local authority areas, urban areas in Cheshire East tend to have the highest proportion of younger people and rural areas the highest proportion of older people.

5.3.5 Based upon ONS mid-2016 population (experimental) estimates, the proportion of people aged 65 years and over ranges by Ward from only 9 per cent in Leighton (Crewe) to 32.2 per cent in Poynton East and Pott Shrigley. The greatest concentrations of older people are generally in the northern half of the Cheshire East area.

5.3.6 Figure 18 below uses data from the ONS 2014-based population projections to illustrate projected changes in the age structure of Cheshire East between 2018 and 2039:

Cheshire East				
Age band	2018	2039	Change	Change
0-4	19,900	19,800	(100)	-0.5%
5-9	21,700	21,000	(700)	-3.2%
10-14	21,600	22,100	500	2.3%
15-19	19,200	21,200	2,000	10.4%
20-24	17,400	17,700	300	1.7%
25-29	19,900	19,700	(200)	-1.0%
30-34	19,800	20,000	200	1.0%
35-39	21,400	19,800	(1,600)	-7.5%
40-44	22,100	22,600	500	2.3%
45-49	27,900	24,900	(3,000)	-10.8%
50-54	29,700	24,000	(5,700)	-19.2%
55-59	28,000	23,600	(4,400)	-15.7%
60-64	23,400	22,400	(1,000)	-4.3%
65-69	23,300	26,200	2,900	12.4%
70-74	23,400	27,600	4,200	17.9%
75-79	16,100	25,100	9,000	55.9%
80-84	12,200	19,100	6,900	56.6%
85-89	7,700	14,500	6,800	88.3%
90+	4,800	14,800	10,000	208.3%
All ages	379,700	406,200	26,500	7.0%

Figure 18: Projected change in age structure 2018 to 2039

Source: ONS Table 2 2014-based Subnational Population Projections

5.3.7 These ONS trend-based projections suggest a further ageing of the population during this period, with significant increases in the proportions of people aged 70 years and over.

5.3.8 Figure 19 below compares these changes in the age structure of Cheshire East, indicated by the ONS 2014-based projections for the period 2018 to 2039, with those for England as a whole:

Projected Change 2018 to 2039		
Age band	Cheshire East	England
0-4	-0.5%	4.1%
5-9	-3.2%	0.6%
10-14	2.3%	10.1%
15-19	10.4%	19.6%
20-24	1.7%	7.7%
25-29	-1.0%	4.5%
30-34	1.0%	3.2%
35-39	-7.5%	-3.4%
40-44	2.3%	12.3%
45-49	-10.8%	4.5%
50-54	-19.2%	-3.0%
55-59	-15.7%	1.8%
60-64	-4.3%	7.0%
65-69	12.4%	21.6%
70-74	17.9%	26.5%
75-79	55.9%	60.9%
80-84	56.6%	58.9%
85-89	88.3%	80.5%
90+	208.3%	177.4%
All ages	7.0%	12.9%

Figure 19: ONS 2014-based projected age structure comparison 2018 to 2039

Source: ONS Table 2 2014-based Subnational Population Projections

5.3.9 Figure 20 below provides a further comparison of these ONS 2014-based projections for changes in population and age structure between 2018 and 2039:

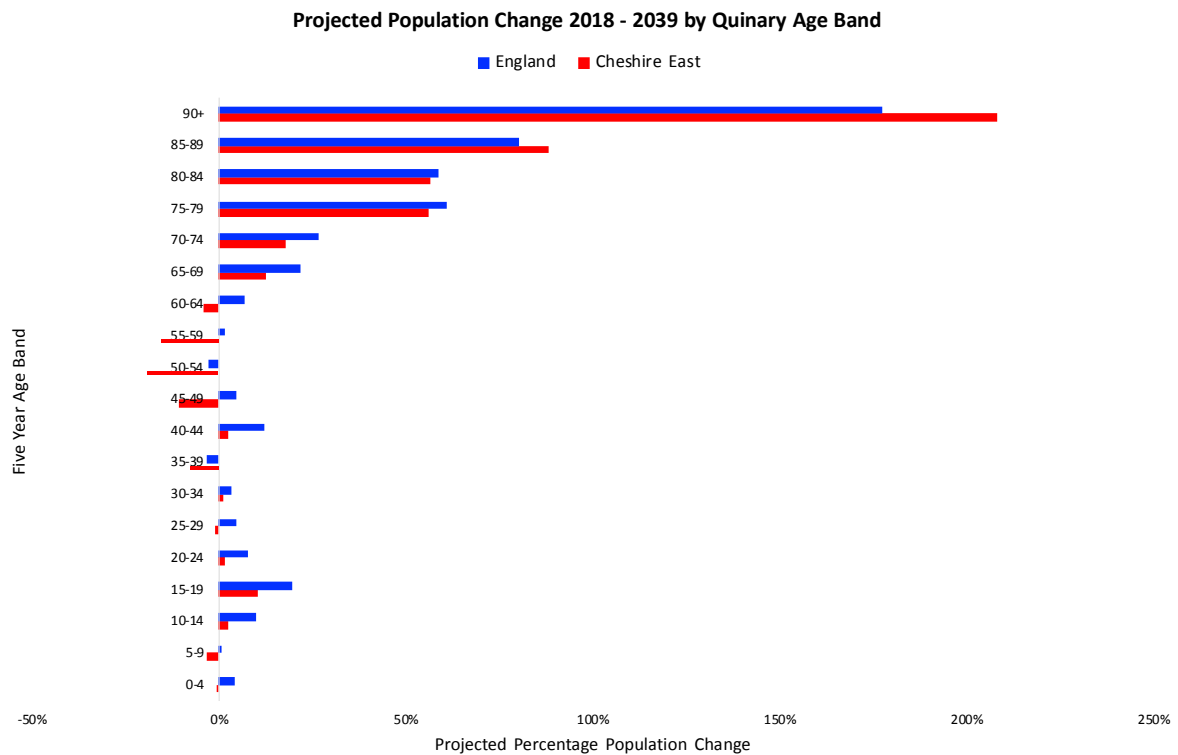


Figure 20: Projection population change 2018 to 2039

Source: ONS Table 2 2014-based Subnational Population Projections

5.3.10 The ONS 2014-based projections clearly indicate significant ageing of the population of Cheshire East during the period 2018 to 2039.

5.4 Mortality rates and numbers of deaths

5.4.1 Death rates and numbers of deaths fluctuate over time, as illustrated for the whole of England and Wales in Figure 21 below:

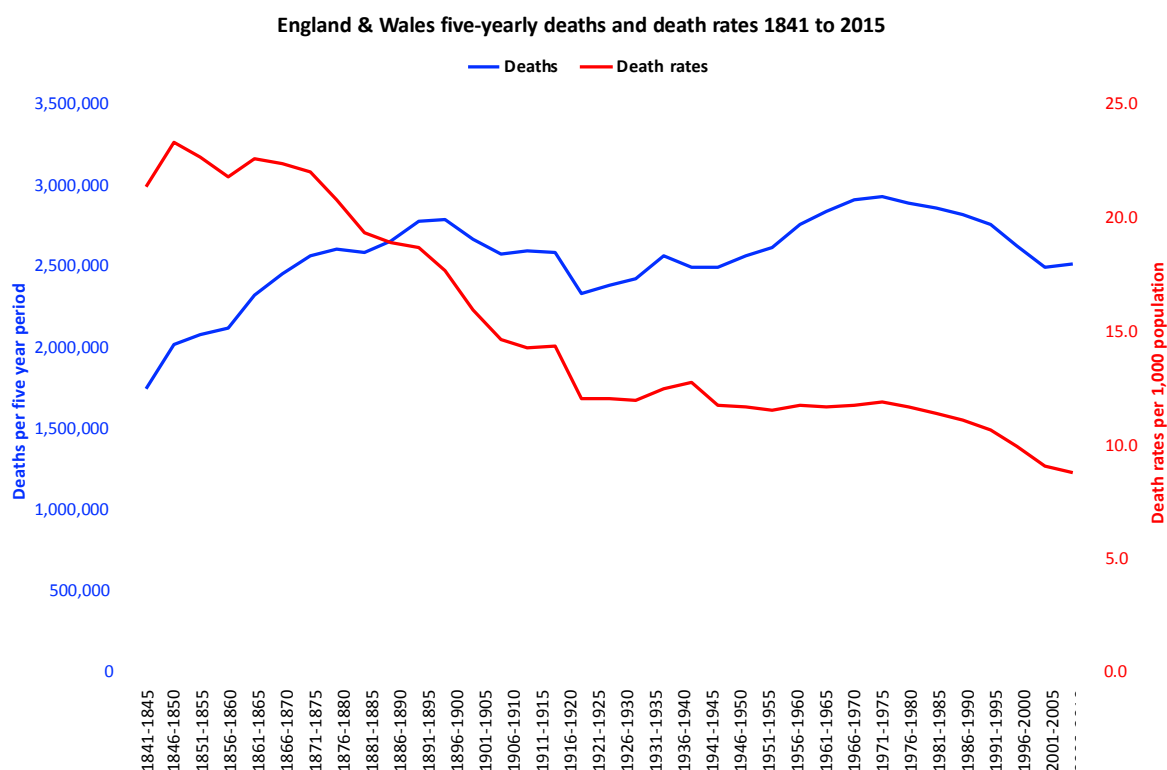


Figure 21: Five-yearly deaths and death rates in England and Wales 1841 to 2015

Source: ONS Table 10 Deaths Registered in England and Wales 2012

5.4.2 It can be seen that the crude death rate (the number of deaths per 1,000 of the population) has declined significantly since the mid 19th century and that numbers of deaths have declined since a peak in the late 1970s. The context for these changes includes increasing population numbers, better healthcare and general improvements in living standards.

5.4.3 The benefits in terms of longevity are particularly experienced by the 'baby-boomers', the post-war generation born between 1945 and 1955. Since 1955, with the exception of 1976, the annual number of births in the UK has exceeded the annual number of deaths. This is referred to as 'Natural Change' and this has played a major part in the increase in the UK population, combined with net migration.

5.4.4 Figure 22 below compares the proportions of deaths in 2016 in Cheshire East and England by five-year age band.

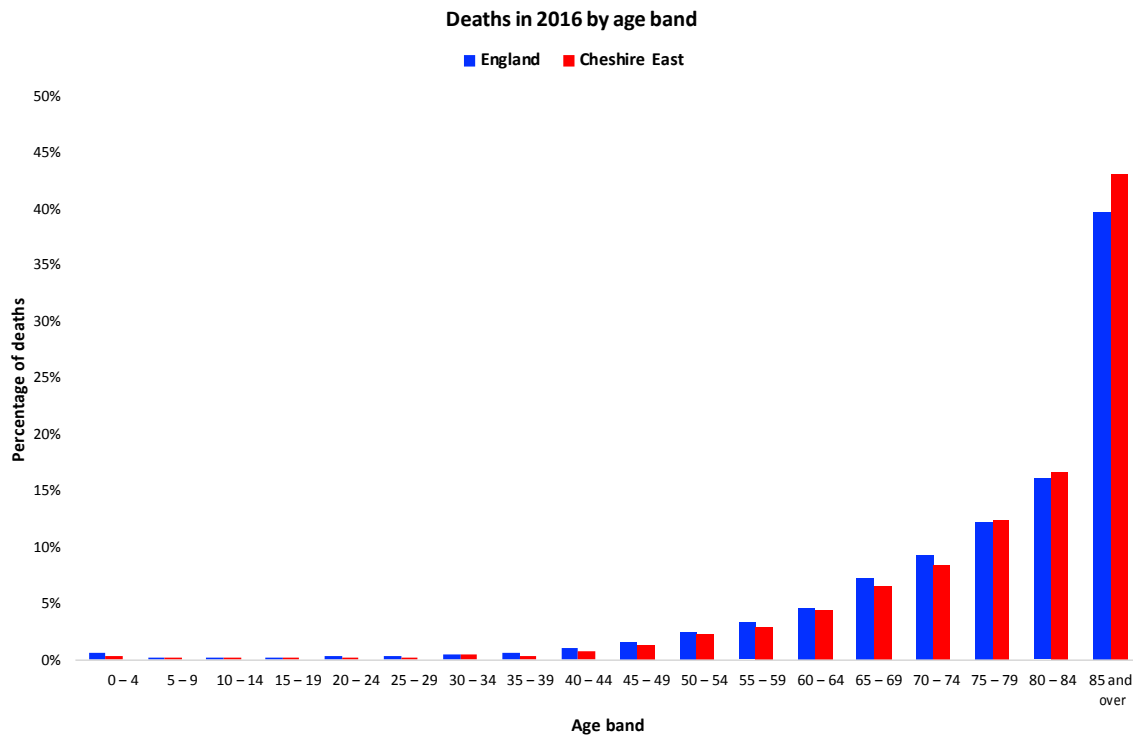


Figure 22: Deaths in England and Cheshire East in 2016 by quinary age band
Source: ONS Table 2 2014-based Subnational Population Projections

5.4.5 By comparison with England as a whole, Cheshire East has a higher proportion of deaths in the 80 years and over age groups, reflecting the older age structure of the population. It is reasonable to assume that, as the population ages further there will be more deaths than at present. Figure 23 below compares the projected change in the numbers of deaths in Cheshire East and England as a whole:

	Actual deaths in 2016	Projected deaths in 2039	Change
Cheshire East	3,961	5,000	26.2%
England	490,791	584,600	19.1%

Figure 23: Projected increase in deaths
Source: ONS Table 5 2014-based Subnational Population Projections

5.4.6 Figure 24 below illustrates the seasonal variation in deaths, as observed in Cheshire East over the 3-year period 2012 to 2014:

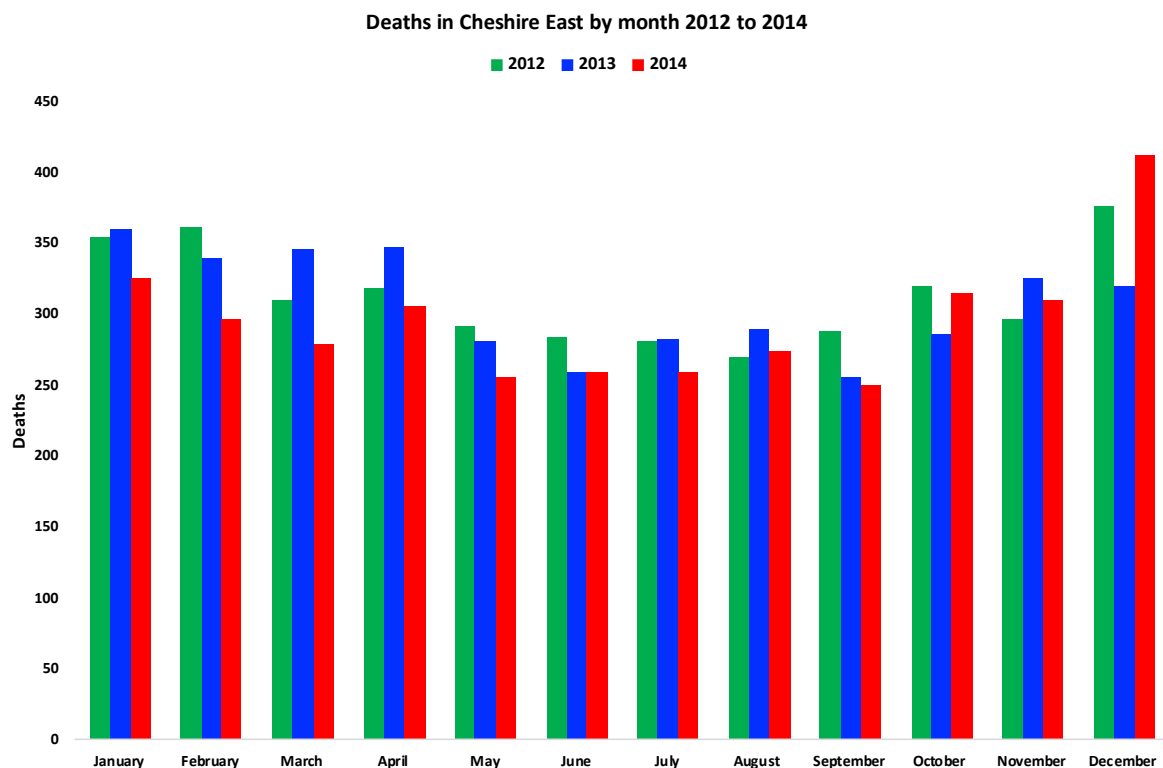


Figure 24: Deaths in Cheshire East by month 2012 to 2014

Source: ONS Daily deaths by local authority, England and Wales, 2010-2014 occurrences

5.4.7 This seasonal variation in deaths will be reflected in numbers of burials in the Council's cemeteries, placing the greatest demand upon resources during the winter months.

5.5 Ethnicity

5.5.1 Ethnic origin is often associated with religious belief and with preferences for burial or cremation. For example, in general terms, people of Pakistani or Bangladeshi origin are likely to be Muslim and so require burial, whereas people of Indian origin are more likely to be Hindu and so require cremation.

5.5.2 Using data from the Census 2011, Figure 25 below compares ethnicity in Cheshire East and England as a whole. It is important to note the exclusion of the majority white British group.

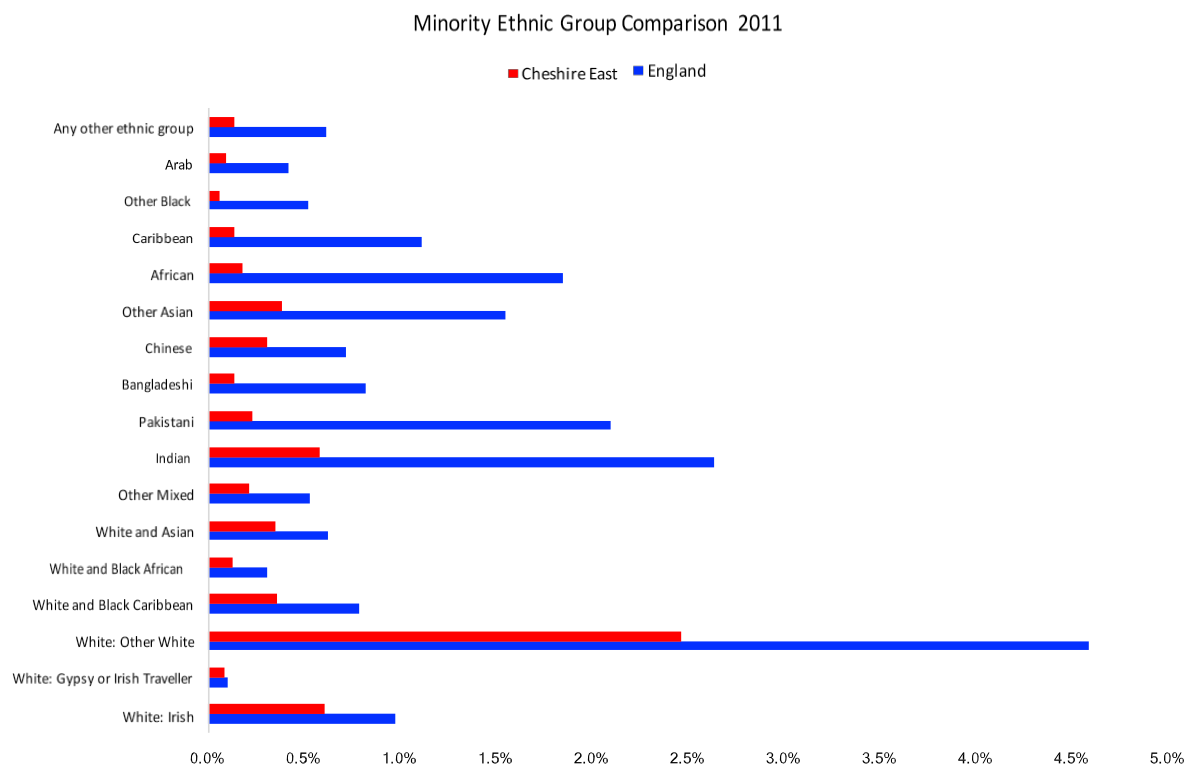


Figure 25: Minority ethnic group comparison 2011

Source: Census 2011 Table KS201EW

5.5.3 It is clear that the population of Cheshire East is far less ethnically diverse than England as a whole.

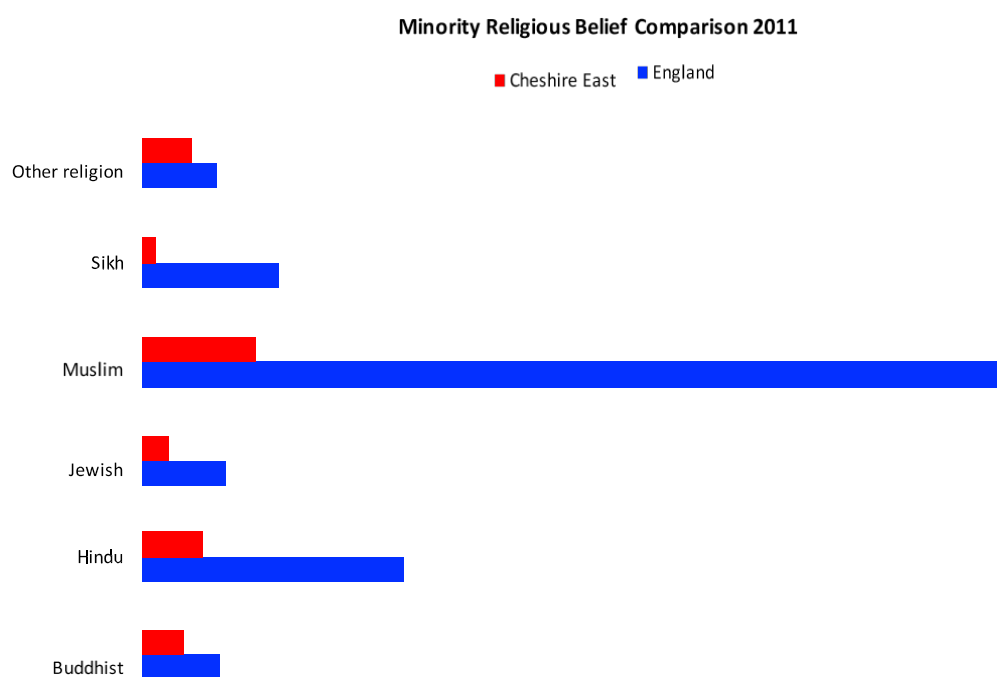
5.5.4 This suggests that preferences for burial and specific types of burial are likely to be less pronounced in Cheshire East than in England as a whole.

5.6 Religious belief

5.6.1 Religious belief can play a significant role in people’s choice between burial and cremation. Actual practice is subject to the degree of commitment to the religious belief concerned, cultural influences and the impact of mixed marriage

5.6.2 Community diversity: Cheshire East Council seeks to accommodate the bereavement requirements of our diverse community. Some cemeteries have sections of consecrated ground whilst other sections or cemeteries are unconsecrated. At our crematoria, we seek to accommodate the rich diversity of our community and on request will remove religious symbols. However, we cannot remove the stained glass windows in Crewe Crematorium. Please contact Orbitas to discuss your specific bereavement needs and whether these can be met at our facilities.

5.6.3 Using data from the Census 2011, Figure 26 below compares minority religious belief in Cheshire East and England as a whole. It is important to note the exclusion of the majority Christian group.



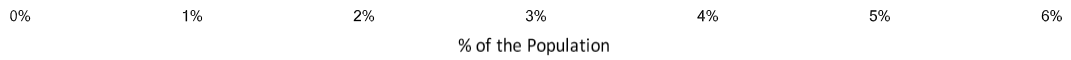


Figure 26: Minority religious belief comparison 2011

Source: Census 2011 Table KS209EW

- 5.6.4 It can be seen that religious belief amongst population of Cheshire East is less diverse than that of England as a whole.
- 5.6.5 Like ethnicity, this suggests that preferences for burial and specific types of burial based upon religious belief are likely to be less pronounced in Cheshire East than in England as a whole.

5.7 Summary of the Demographic Context

- 5.7.1 The population of Cheshire East increased by an estimated 1.8% between 2011 and 2016. ONS trend-based projections suggest an increase of 8.6% between 2014 and 2039. Whilst this is approximately half the comparable rates of increase for England as a whole, it suggests that numbers of deaths may be expected to increase, with a consequent impact upon the provision of burial space.
- 5.7.2 Cheshire East has an older age structure than England as a whole, with generally higher proportions of older people living in more rural areas. The ONS projections suggest a further significant growth in the proportion of people in Cheshire East aged 70 years or more through at least until 2039. The projected growth in the proportion of people in Cheshire East aged 80 years or more is greater than that for England as a whole.
- 5.7.3 The statistical link between age and mortality suggests that, although many people are living longer than previous generations, numbers of deaths may be expected to rise significantly during the next 20 years, with a consequent impact upon the demand and provision of burial space.
- 5.7.4 In spite of medical advances, improvements in healthcare and increased longevity, the number of deaths remains highest during the winter months.
- 5.7.5 The population of Cheshire East is much less diverse than England as a whole in terms of ethnicity and religious belief. The result is that preferences for burial generally and specific types of burial based upon these two factors may be less evident in Cheshire East than in other areas.

6.1 Legal Context

6.2 Provision and maintenance of cemeteries

- 6.1.1 Cheshire East Council is a burial authority by virtue of the Local Government Act 1972, as amended. The Council provides and manages its cemeteries within the framework of the Local Authorities' Cemeteries Order 1977 (LACO), as amended.
- 6.1.2 The provision of cemeteries is not a statutory duty. However, LACO places various statutory duties upon local authorities in relation to cemeteries that they already provide, include the duty to “keep the cemetery in good order and repair, together with all buildings, walls and fences thereon and other buildings provided for use therewith”³.

6.2 Maintenance of closed churchyards

- 6.2.1 The Local Government Act 1972 also places duties upon local authorities, in certain circumstances, in relation to Church of England churchyards. Where a churchyard has been formally closed under the Burial Act 1853 by Her Majesty by Order in Privy Council, the duty to maintain the churchyard automatically falls upon the Parochial Church Council. However, the Parochial Church Council may serve a written request upon a relevant local authority, normally the Parish Council, to take over the maintenance of the churchyard. Within 3 months of the service of the original request, the parish council may in turn pass the responsibility to maintain the churchyard to the next relevant level of local government, including district councils and unitary authorities.
- 6.2.2 The level of maintenance required in a closed churchyard is specified in the Local Government Act 1972 s.215(1):

³ Local Authorities' Cemeteries Order 1977 article 4(1)

6.2.3 “... the parochial church council shall maintain it by keeping it in decent order and its walls and fences in good repair.”

6.2.4 Where, under s.215(2), the PCC serve a request on the relevant local authority to take over the maintenance of the churchyard there is a duty imposed:

6.2.5 “... the maintenance of the churchyard shall be taken over by the authority on whom the request is served ...”

6.2.6 The local authority becomes responsible in lieu of the parochial church council for the maintenance of the closed churchyard and thus the local authority is under a statutory duty to maintain the closed churchyard to the same standard as that required by s.215(1) of the PCC, i.e.

6.2.7 “in decent order and its walls and fences in good repair”.

6.2.8 The Ministry of Justice confirm this in its document ‘Churchyard Closures: Frequently Asked Questions’:

6.2.9 What level of maintenance by a local authority is required?

6.2.10 The churchyard should be kept in decent order and its walls and fences in good repair, in the same way that the parochial church council is required to maintain it.

6.2.11 The following is a helpful extract from ‘Legal Opinions Concerning the Church of England’, published by Church House Publishing, London.⁴

⁴ The opinion is copyright The Central Board of Finance of the Church of England 1997 and The Archbishops' Council 1999.

- 6.2.12 “The justification for the provision of section 18 of the Burial Act 1855 and the way in which it has led to the transfer of the responsibility for closed churchyards to local authorities was not intended to confer any privilege upon the Church of England, but was a recognition of the fact that until the Burial Acts of 1852 and 1853 churchyards or additional churchyards were the only burial places available, apart from commercial cemeteries and a few denominational burial grounds belonging to trustees.

More important, churchyards were (as they still are) the common burial places of the parishioners of any denomination and none. As the churchyard was available for the whole community, and in the first half of the 19th century had sometimes been provided, or extended, by means of a compulsory church rate, it was considered reasonable that when it was closed in the interest of the community, the expense of keeping it in decent order should be reimbursed to the churchwardens from what was then the poor rate.

- 6.2.13 On that basis, it was for the local authority, which succeeded to the functions of the overseers, to reimburse the PCC, which succeeded the churchwardens in this regard.”

6.3 Optimisation of burial space

- 6.3.1 Cemeteries do not simply contain graves, but also have roads, paths, buildings and landscaping. Grave spaces are usually laid out in a grid pattern to make the most efficient use of the remaining space, but since Victorian times wide grass borders are often left adjacent to roads to enhance the aesthetics of the cemetery, as exemplified at Sandbach Cemetery. In modern times, the combination of narrow cemetery roads and a lack of care by some drivers can lead to vehicles passing over these verges.

- 6.3.2 LACO empowers local authorities to lay out cemeteries in any manner they see fit and it is quite usual to see changes in to the original layout over time as cemeteries are progressively extended to meet continued demand for burial.
- 6.3.3 Where space for new graves becomes exhausted, it is not uncommon for areas originally designated for other purposes, such as landscaping and paths, to be used to provide space for more new graves. Whilst this may appear to be a logical response to the need for burial space, it can have negative consequences including visual impact, access and the potential future re-use of graves.
- 6.3.4 The allocation of sections to specific religious affiliations, including Church of England, Roman Catholic, non-conformist and Muslim can sometimes lead to a situation, where relatively low levels of demand leave one group with significant capacity when space is limited on other sections. In these circumstances, it may be appropriate to re-allocate some of the remaining space amongst the groups with limited capacity.

6.4 Purchased (private or family grave)

- 6.4.1 When a person purchases the exclusive rights in a grave, it enables them to decide who may be buried in the grave and this is normally family members. No-one may be buried in the grave and no memorial may be erected upon the grave without the registered owner's written consent. It does not, however, grant them ownership of the land itself and the local authority retains ownership of all the land in its cemeteries.
- 6.4.2 From their first establishment in the mid-nineteenth century, whilst it was lawful to grant exclusive rights for any period, it became standard practice to grant exclusive rights in perpetuity, i.e. forever.
- 6.4.3 From 1974, the Local Authorities' Cemeteries Order 1974 limited the periods for which rights may be granted to a maximum of 100 years. This does not apply

retrospectively, and any rights granted prior to 1974 in perpetuity are still legally valid.

- 6.4.4 Apart from in London, local authorities have no powers to extinguish exclusive rights of burial during the period for which they were granted, whether in perpetuity or for a specified period. This procedure is correctly termed 'reclamation' when, as in London, it involves the use of legal powers to extinguish exclusive rights of burial that are otherwise still operative.
- 6.4.5 As a consequence of the lack of these statutory powers outside of London, there are many thousands of graves in cemeteries throughout England and Wales in which sufficient space remains for further burials to be undertaken without any disturbance of original burials, but this space cannot be used except with consent of the original owner of the exclusive rights or their successor.
- 6.4.6 The only exception is where the exclusive rights were purchased 75 years or more ago, but never actually utilised. This occurs when a person buys the exclusive rights in a grave as a means of reserving it for future use, but then does not use the grave.
- 6.4.7 There may be many such reserved graves where exclusive rights have been purchased before 1943 and the graves have never been used. Using powers contained within LACO, the Local Authority may extinguish these old, unused rights so that the space in such empty graves may be released for use today. This requires the local authority to serve 6 months' notice of its intention to extinguish the rights. The original owner (or their successor) may object and retain the ownership of the rights.
- 6.4.8 Where the exclusive rights have been granted for a specified time, LACO empowers the local authority to extend this period at any time, provided that the maximum permitted period of 100 years is not exceeded.

- 6.4.9 The majority of cemeteries granted rights in perpetuity up until 1974. However, some authorities had already started granting rights for fixed periods as early as the 1960s.
- 6.4.10 Where the rights have been granted for 100 years, from say 1960, cemeteries will not have to face the process of renewing rights at their expiry until 2060. After such a long period of time, the original owner of the rights will themselves have died and it is quite likely that it will not be feasible to contact any living relatives with an interest in renewing burial rights in an old grave.
- 6.4.11 Crewe Corporation stopped granting exclusive rights in perpetuity in December 1960, with the last Deed of Grant being number 3062 issued on 7th December 1960. Deed number 3063, issued on 4th January 1961, was the first granting the rights for 40 years. The Deed had an indorsement stamped on the rear stating that the purchaser had the option of renewing the rights, in whole or in part, during the last 5 years of the rights period.
- 6.4.12 At its meeting on 16th October 2008, Crewe and Nantwich Borough Council resolved to extend the period of rights to 100 years and to apply this extension retrospectively to all exclusive rights granted since Deed number 3063 in 1961.
- 6.4.13 Some local authorities are reducing the periods for which they now grant rights down to 75 years, 50 years or even as low as 25 years, but at the same time they offer a choice of period and various options to periodically extend the period such as Kettering where the rights were increased to 99 years.
- 6.4.14 It is important to note that perpetuity rights never expire. Where rights granted for a specified period expire and are not renewed, the original purchaser or their successors no longer have any rights in the grave and the rights revert to the local authority. LACO empowers the local authority to remove any memorial on an expired grave.

- 6.4.15 Where there is sufficient depth remaining above the original burials in a grave in which the rights have expired, the local authority may undertake new burials above them and sell the exclusive rights in this remaining space to a new purchaser.
- 6.4.16 This offers some scope for optimising space in old cemeteries in the long term. However, a high proportion of graves will have been used for their full quota of burials and will have no depth remaining above old burials. Under current legislation, it would be illegal to disturb the original burials to make space for new burials.

6.5 Unpurchased (public or shared grave)

- 6.5.1 A public grave is one where no-one has purchased the exclusive right of burial. The local authority may use the grave at any time for the burial of unrelated people, whose relatives cannot afford, or do not wish, to purchase any exclusive rights. It was standard practice in many cemeteries to excavate public graves to a greater depth than private graves to accommodate as many burials as possible. Such graves in large city cemeteries may contain 20 or even more burials and cover significant areas of land.
- 6.5.2 Demand for burial in public graves declined during the later 20th century in inverse proportion to rising levels of disposable income. They are now mainly used for burials undertaken by local authorities and health authorities under the Public Health (Control of Disease) Act 1984, where no-one else takes responsibility for the disposal of a body.
- 6.5.3 Space remaining above burials in old public graves can provide valuable space to help meet current demand for burials. Provided that the requirements in LACO for minimum depths of burials can be met, there are no legal or ethical reasons why a local authority may not sell the exclusive rights in the depth remaining in old public graves.

6.6 Re-use of graves

- 6.6.1 Across the UK, there is a growing awareness of the unsustainable way in which cemeteries are managed. As cemeteries fill up, the solution is to create new cemeteries, leaving the old ones to decline through lack of income.
- 6.6.2 This is an inevitable consequence of the system created by the Victorians to meet a burial space crisis, caused by a rapid increase and urbanisation of the population and epidemics of cholera, which led to demand overwhelming supply in urban parish churchyards.
- 6.6.3 In seeking to rectify the situation at that time, the Victorians invented a solution that has created huge negative implications in the present. The Victorians not only enabled the formal closure of churchyards and the creation of new cemeteries, but also introduced the concept of granting burial rights in perpetuity and introduced legislation that prohibits the disturbance of human remains.
- 6.6.4 Whilst parish churchyards have met local burial needs for centuries by the re-use of graves, this is not an option in cemeteries where exclusive rights of burial and prohibitions on disturbance exist. Land becomes locked up and unavailable for further burials.
- 6.6.5 Legislation applies to London local authorities⁵, which goes a little way towards enabling the re-use of graves. New legislation in Scotland is addressing this matter there. However, there appear to be no signs of new legislation forthcoming that would enable local authorities in England to extinguish exclusive rights and re-use old graves.
- 6.6.6 The term 're-use' refers to the disturbance of old burials in order to make space for new burials. It requires specific legal permission, without which it is illegal.

⁵ The Greater London Council (Various Powers) Act 1976 and the London Local Authorities Act 2007

- 6.6.7 It is possible to obtain faculty permission from the Chancellor of the diocese to enable the re-use of old public graves in consecrated areas. This has already been successfully implemented at the City of London Cemetery and by the London Borough of Enfield at Edmonton Cemetery. The issue of a faculty cannot be guaranteed, but the likelihood is increased by adequate preparation for the faculty application process.
- 6.6.8 This option is not practicable for individual or small groups of graves and requires a reasonable number of public graves located within a defined area and which have not received a burial for 75 years or more.
- 6.6.9 In practice, the grave is reopened to sufficient depth for two new burials. If remains of the uppermost original burial are uncovered during excavation they are removed and reburied in a communal grave nearby. The remaining original burials are left undisturbed.
- 6.6.10 Since the faculties were issued to the two London local authorities mentioned above, s.25 of the Burial Act 1857 has been amended and a faculty could now authorise the exhumation of old burials and their replacement at a lower depth within the same grave.
- 6.6.11 It is important to note that the faculty jurisdiction of the Church of England does not override statute law and separate statutory powers are required to enable exclusive rights of burial to be extinguished. Such powers do not currently exist for local authorities outside of London.
- 6.6.12 Currently, re-use of old graves in Cheshire East could only occur under faculty relating solely to old public graves on consecrated land.

6.7 Burial Records

- 6.7.1 Since the 16th century, it has been a requirement for vicars to maintain a register of baptisms and marriages, and also burials in parish churchyards. The Parochial Registers Act 1812 required the Burial Register to be kept separately and prescribed its basic form and required all burials to be consecutively numbered. The Act also required a copy to be made of the entries in the Register to be sent annually to the Registrar of the Diocese.
- 6.7.2 When cemeteries first developed in the 19th Century, they followed this established pattern of keeping records of all burials. The Burial Act 1853 required the Register to be in the same format as a church Burial Register and, again, a copy of the entries to be sent annually to the Registrar of the Diocese. The Burial Act 1857 emphasized the importance of the Burial Register by making it a felony to willfully damage, destroy or make a false entry in it.
- 6.7.3 The Local Authorities' Cemeteries Order 1977 (LACO), as amended by the Local Authorities' Cemeteries (Amendment) Order 1986, is the legislation currently applicable to the registration of burials and the recording of the sale of exclusive rights.
- 6.7.4 LACO was the first legislation to prescribe in some detail the content of the records. The 1986 amendment enables the keeping of the statutory cemetery records on computer.

7.0 Key issues and areas for development

7.1 Demand for burial across Cheshire East

- 7.1.1 In 2016, cremation accounted for an average of 79 per cent of funerals in England and Wales. There thus remains a significant 21 per cent of the population, who chose burial for their dead. This proportion is expected to remain at around current levels in the foreseeable future.
- 7.1.2 ONS 2014-based projections for Cheshire East indicate both a growth and ageing of the population, together with an increase of 26.2 per cent in the numbers of deaths by 2039. This suggests that demand for burial in Cheshire East will grow over the next twenty years.
- 7.1.3 However, in Cheshire East, only 8.4 per cent of deaths in 2016 resulted in a coffin burial in one of the Council's cemeteries. Evidence gathered for this cemeteries strategy suggests that at least a further 7.6 per cent of deaths resulted in a coffin burial in cemeteries provided by town and parish councils and in parish churchyards.
- 7.1.4 Whilst the Council operates a total of 11 cemeteries, these account for only 52.3 per cent of coffin burials within Cheshire East. This indicates a preference for local burial provision and a high level of its availability.
- 7.1.5 Cheshire East has a relatively low population density, with higher densities of population concentrated around urban areas. Demand for burial follows a similar distribution, as illustrated overleaf in Figure 27, a map of Cheshire East showing deaths by ward in 2016

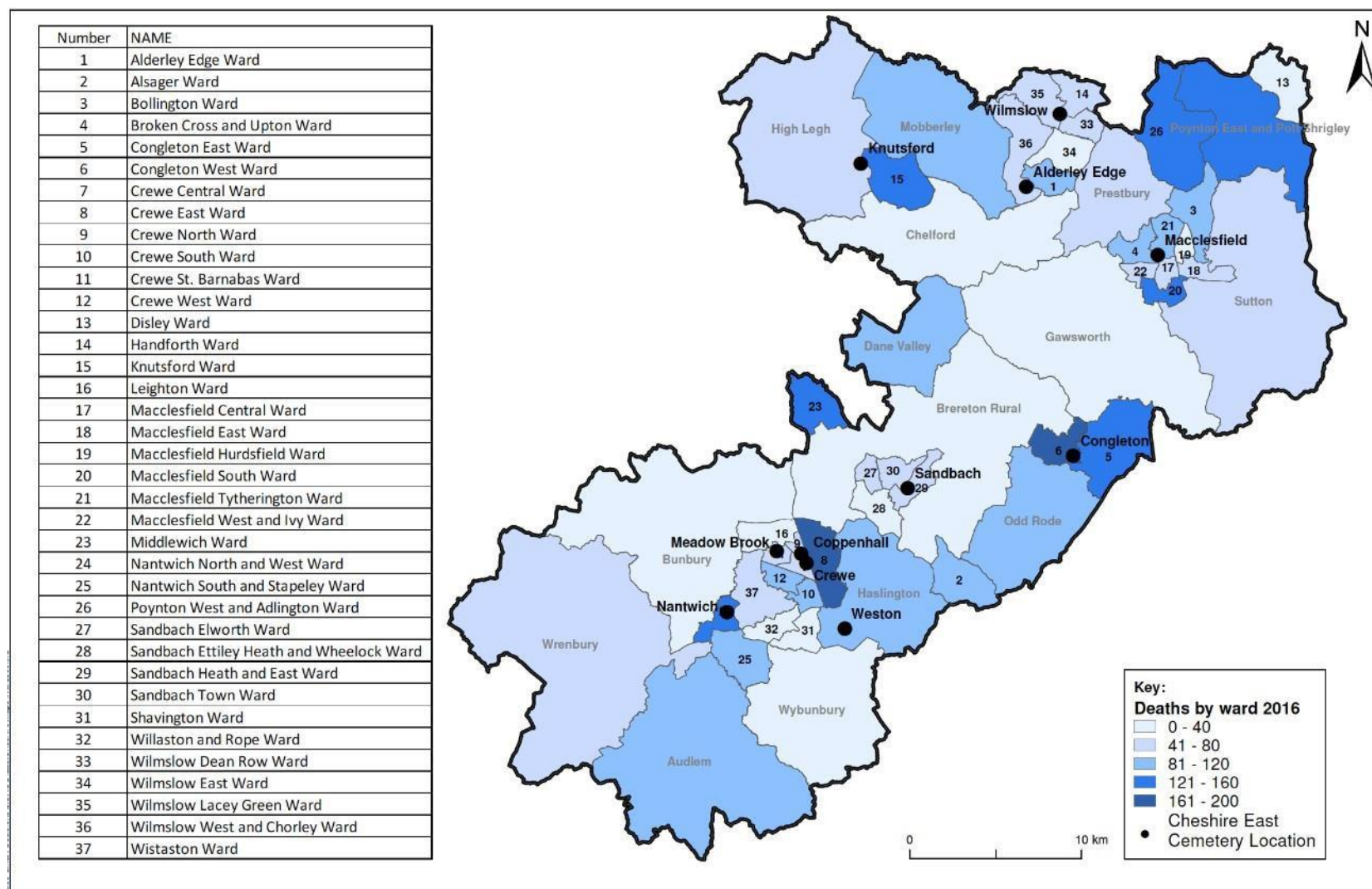


Figure 27: Deaths by ward in Cheshire East in 2016

7.2 Capacity for burial across Cheshire East

- 7.2.1 The local needs for burial provision in Cheshire East are in general currently being met through a combination of providers.
- 7.2.2 The analysis of Cheshire East Council's cemeteries, combined with surveys of town and parish councils and parish churches, suggests that whilst there generally appears to be sufficient provision for new graves, supply in some areas is limited.
- 7.2.3 In terms of its own cemeteries, Cheshire East Council could use a combination of optimisation of existing space for new graves, and the extension of cemeteries where space is lacking in order to maintain the availability of new grave spaces.
- 7.2.4 The optimisation of existing space within the cemeteries would require careful consideration of its impact upon access to graves, both new and existing.
- 7.2.5 It is important to have a clear understanding of the potential capacity within each cemetery. This would be best achieved by confirming the existence of empty and available graves within each section of each cemetery, including Crewe Coppenhall and Crewe Badger Avenue where no capacity is currently thought to exist. The checking of the cemetery grave plans and records against the situation on the ground would provide the most accurate information. 'Available' in this context means that they have not been formally reserved by individuals for future use.
- 7.2.6 The impact of trees, shrubs and other features upon new grave space deliverability could then be assessed, along with the costs and benefits of selective removal of these features.
- 7.2.7 The potential to deliver new grave space within the existing cemeteries in areas not currently designated for burial could also be explored. It would be important to

ensure that any space thus identified is deliverable on a cost-effective basis, as well as being acceptable in aesthetic, environmental, cultural and heritage terms.

- 7.2.8 The capacity at Wilmslow Cemetery could be significantly enhanced by overcoming the adverse ground conditions on Plot 3, which prevent its use for coffin burials. Without detailed site investigations, it is not possible to be certain whether the challenging ground conditions might be overcome.
- 7.2.9 One option to create new burial space could be to install concrete burial chambers, either below or above ground level. This would require an assessment of ground conditions by the supplier of the chambers to ensure their long-term stability. It would also require liaison with the Environment Agency to confirm the acceptability of the proposal in terms of any impact upon groundwater. -
- 7.2.10 Concrete burial chambers are popular amongst certain groups, particularly people from the Caribbean and Italy, but can also have a more general appeal. They are more expensive to provide than standard earth graves and this is normally reflected in the price charged to bereaved families. It would therefore be appropriate to undertake consultation to ascertain whether burial chambers would be an acceptable option to the local community.
- 7.2.11 Figure 28 below combines data for estimated capacity with levels of demand for new graves in 2017 to provide indicative figures for years of continued capacity. Figure 28 assumes that demand at Crewe Coppenhall and Crewe Badger Avenue would be met locally at Crewe Meadow Brook.

Cemetery	Available graves	Demand in 2017	Capacity in years
Alderley Edge	1,322	11	120
Congleton	792	14	59
CreweCoppenhall	0		0
Crewe Badger Avenue	0		0
Crewe Meadow Brook	6,705	62	108
Knutsford	426	15	29
Macclesfield	2,718	33	84
Nantwich	918	28	33
Sandbach	235	26	9
Weston	474	4	135
Wilmslow	283	16	18
Totals	13,873	206	67

Figure 28: Estimated capacity in Cheshire East Council cemeteries.

Source: Cheshire East Council Cemetery Records

- 7.2.12 However, the ONS 2014-based projections illustrated at Figure 23 indicate a 26.2 per cent increase in deaths in Cheshire East for the period between 2016 and 2039. The tables below at Figures 29 and 30 illustrate revised estimated numbers of graves remaining at each cemetery, when the percentage projected change in deaths for each year to 2039 is applied to the annual demand for new graves at each cemetery. This provides a more realistic understanding of future capacity.
- 7.2.13 For the purposes of this illustration, it is assumed that once capacity is no longer available at Sandbach, it would be accommodated at Crewe Meadow Brook, and similarly demand at Wilmslow would be met at Alderley Edge.
- 7.2.14 Crewe Badger Avenue and Crewe Coppenhall are omitted through having no capacity for new graves. Estimated capacity at the proposed extensions at Alderley Edge and Weston are included.

	Alderley Edge	Congleton	Crewe Meadow Brook	Knutsford	Macclesfield
2018	322	792	6,705	426	2,718
2019	314	781	6,635	408	2,685
2020	306	770	6,565	390	2,652
2021	298	759	6,493	372	2,618
2022	290	747	6,421	353	2,584
2023	281	736	6,349	335	2,550
2024	273	725	6,276	316	2,516
2025	264	713	6,202	297	2,481
2026	256	701	6,094	277	2,445
2027	247	689	5,986	258	2,409
2028	238	677	5,875	238	2,373
2029	229	664	5,761	217	2,335
2030	220	652	5,648	197	2,298
2031	211	639	5,531	176	2,260
2032	201	626	5,413	155	2,220
2033	192	613	5,294	133	2,181
2034	182	600	5,172	111	2,141
2035	172	586	5,048	89	2,100
2036	162	572	4,921	66	2,058
2037	134	558	4,794	43	2,016
2038	106	544	4,664	20	1,973
2039	76	529	4,531	0	1,930

Figure 29: Estimated annual capacity in Cheshire East Council cemeteries.

Source: Cheshire East Council Cemetery Records

	Nantwich	Sandbach	Weston	Wilmslow	All Cemeteries
2018	918	235	474	283	12,873
2019	894	205	469	269	12,660
2020	870	175	464	255	12,447
2021	845	144	459	241	12,228
2022	821	113	454	226	12,009
2023	796	83	449	212	11,791
2024	771	51	443	197	11,566
2025	745	19	438	182	11,342
2026	720	0	433	167	11,092
2027	694	0	427	152	10,862
2028	667	0	422	137	10,626
2029	640	0	416	121	10,384
2030	612	0	410	105	10,142
2031	585	0	405	89	9,895
2032	556	0	399	72	9,641
2033	528	0	393	55	9,388
2034	498	0	387	38	9,129
2035	468	0	380	21	8,864
2036	438	0	374	3	8,594
2037	408	0	368	0	8,320
2038	376	0	361	0	8,044
2039	345	0	355	0	7,762

Figure 30: Estimated annual capacity in Cheshire East Council cemeteries.

Source: Cheshire East Council Cemetery Records

- 7.2.15 The data for remaining capacity in Figures 29 and 30 suggest that there is sufficient capacity overall to meet demand for new graves for a considerable period, even beyond 2039, albeit that during this time Sandbach and Wilmslow cemeteries will become full and demand will switch to alternative locations.
- 7.2.16 Figure 31 below illustrates the potential future availability of new grave spaces in the Council's cemeteries that currently have space for new graves. The chart incorporates demand rising to 2039 in line with the ONS 2014-based projections and then continuing to rise at 2 per cent per year. The chart also includes demand switching from one cemetery to another as and when capacity is fully utilised.

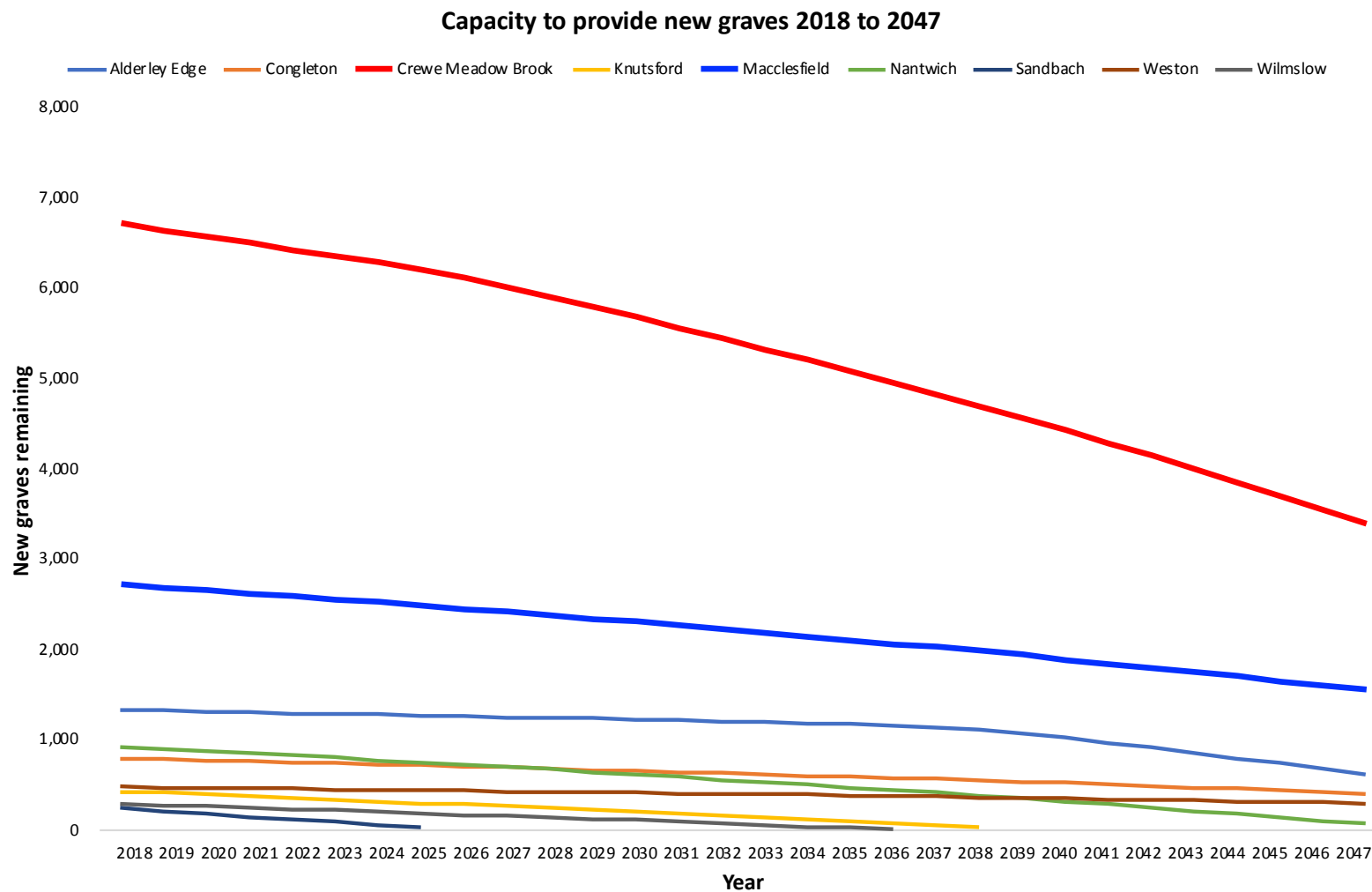


Figure 31: Capacity to provide new graves 2018 to 2047

Source: Cheshire East Council Cemetery Records

7.3 Drive-time catchment mapping and analysis – current situation

- 7.3.1 A key factor influencing most people's choice of cemetery or crematorium for a funeral is its location relative to the people who will attend the funeral, and there is a general preference to minimize travel times.
- 7.3.2 Drive-time mapping is a tool that facilitates an understanding of catchment areas, populations and numbers of death.
- 7.3.3 Sophisticated computer software enables the identification of travel times by road traffic and its graphical representation as isochrones. These are irregular coloured shapes plotted on a map showing all of the geographical areas that are within pre-defined drive-times of selected locations.
- 7.3.4 Where a Funeral Director's hearse and limousine(s) lead even a short cortège of mourners' vehicles to a cemetery, travel speeds are often much lower than for normal traffic.
- 7.3.5 This is mainly a consequence of drivers trying to keep the cortège together when negotiating junctions so that everybody finds their way to the cemetery and arrives together at the right time for the funeral service.
- 7.3.6 The computer software accounts for varying travel speeds depending upon the roads within the search area and for this report has also accounted for the generally lower speeds achieved by funeral vehicles. The use of drive-time catchment mapping, using travel speeds of 60% of normal traffic, has been accepted at numerous Planning Appeals as being a valid approach to defining crematoria catchments. There is no reason why this approach is not applicable to cemeteries.

7.3.7 The maps below illustrate isochrones identifying areas within specified drive-times of those Cheshire East Council's cemeteries with space remaining for burials.

7.3.8 It is important to note that each isochrone shows the geographical area around its respective cemetery, in which residents would find that particular cemetery to be their closest out of the nine illustrated. There are churchyards and town and parish council cemeteries not illustrated, which may provide local burial in closer proximity than the respective Cheshire East cemetery.

7.3.9 Figure 32 below illustrates the 15-minute drive-time catchments:

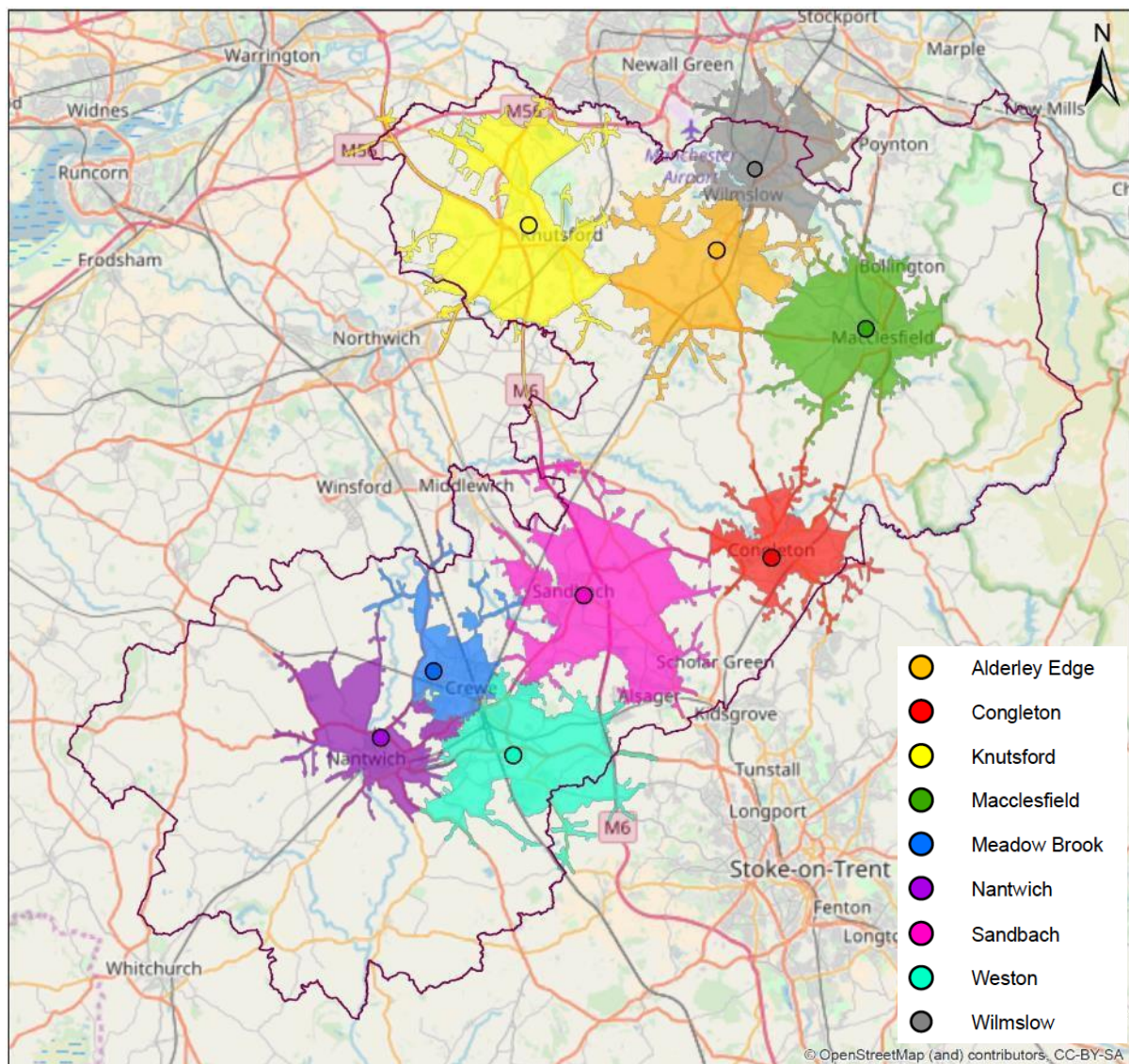


Figure 32: Cheshire East cemeteries 15-minute drive-time catchments

7.3.10 Figure 33 below illustrates the 30-minute drive-time catchments:

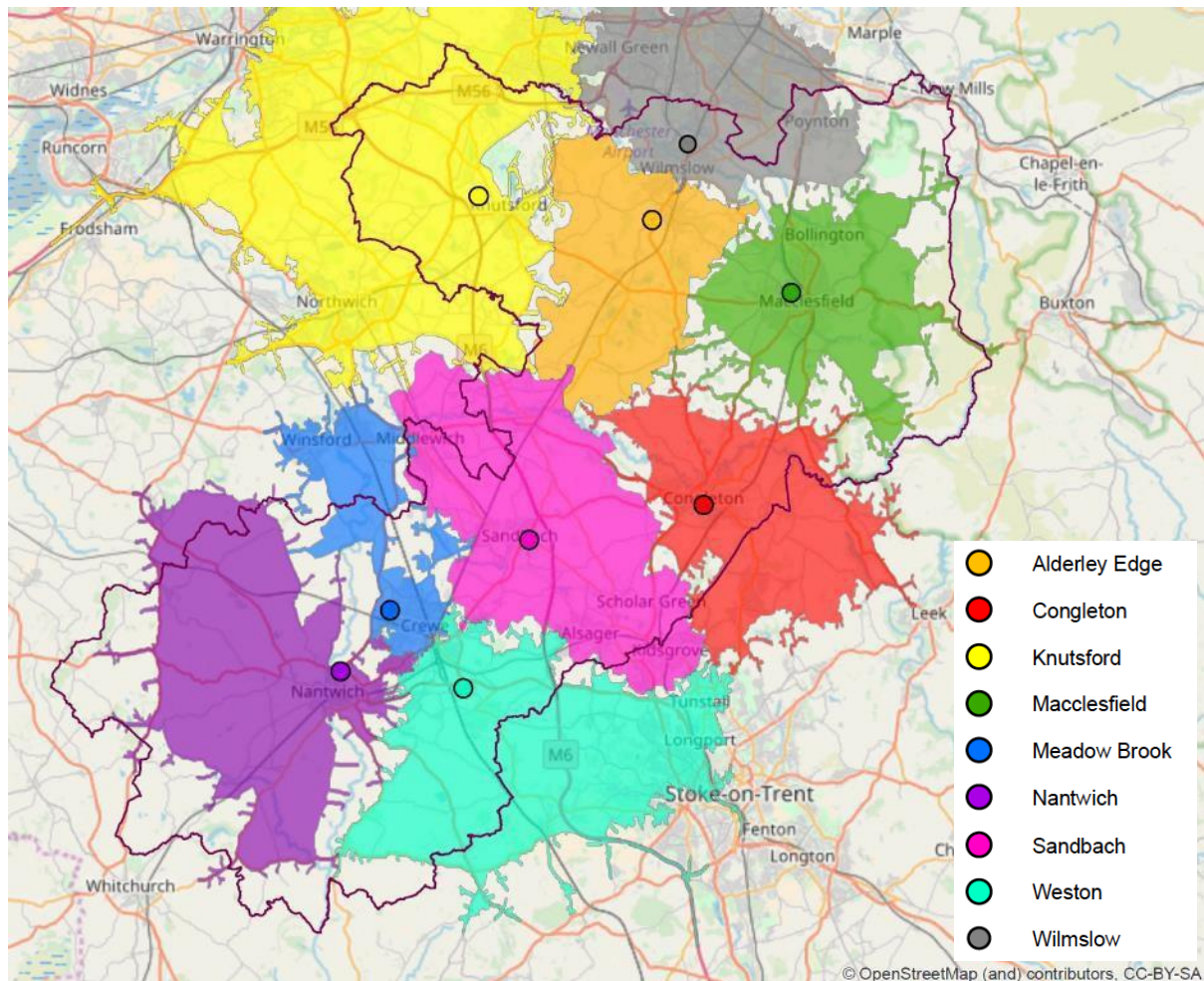


Figure 33: Cheshire East cemeteries 30-minute drive-time catchments

7.3.11 It can be seen that, as the drive-time increases to 30 minutes, most of the catchments extend beyond the boundary of Cheshire East.

7.3.12 Figure 34 below illustrates the 45-minute drive-time catchments:

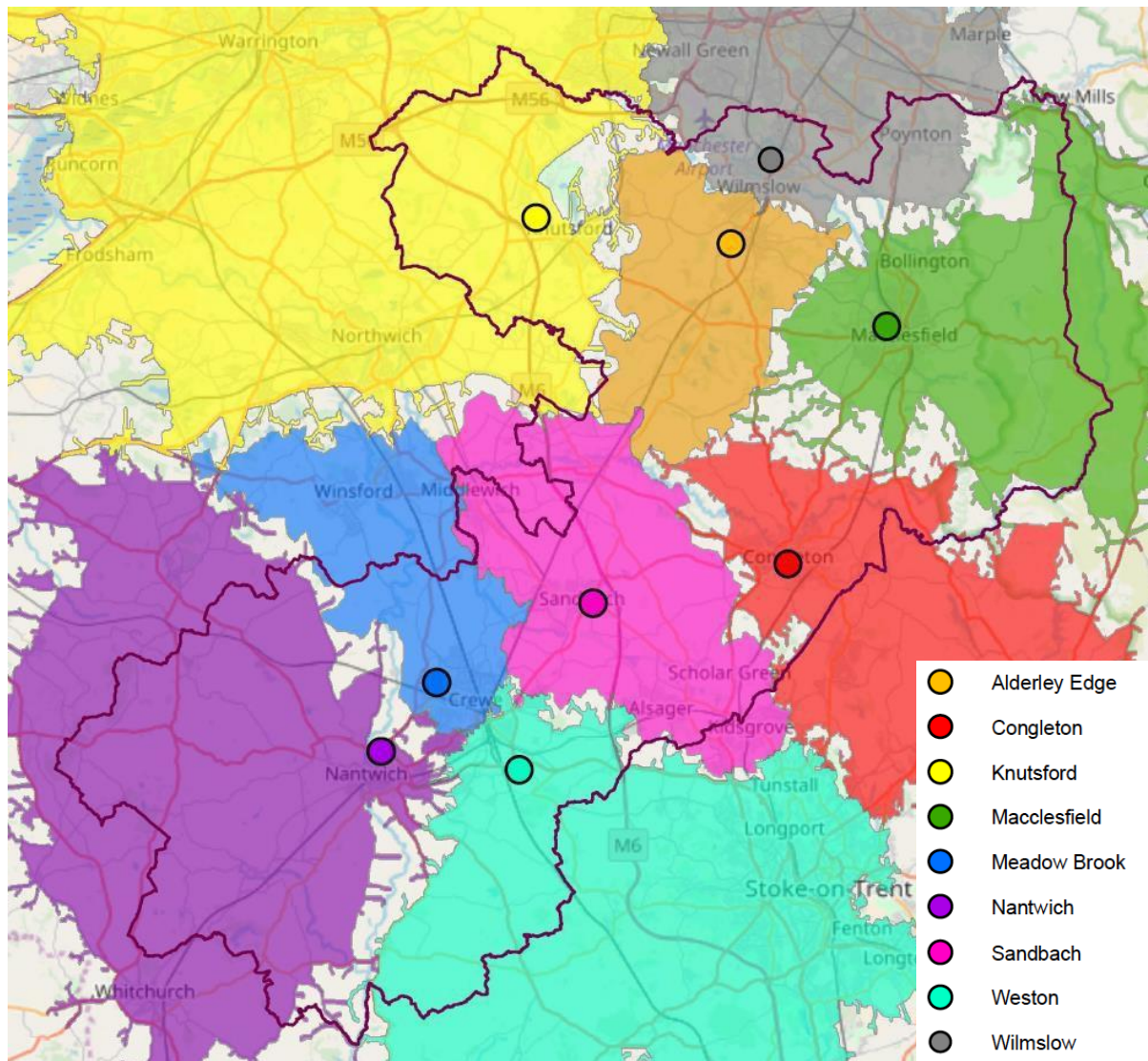


Figure 34: Cheshire East cemeteries 45-minute drive-time catchments

7.3.13 Figure 35 below illustrates the 60-minute drive-time catchments:

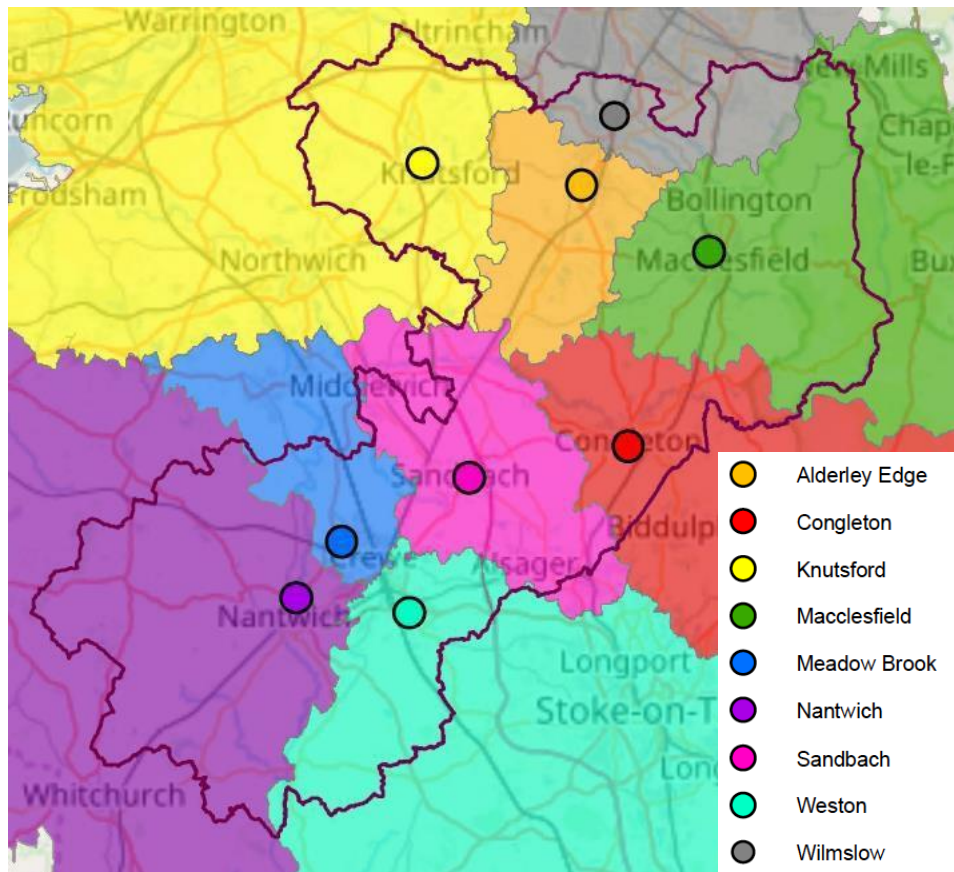


Figure 35: Cheshire East cemeteries 60-minute drive-time catchments

7.3.14 The isochrones illustrated in Figures 32 to 35 provide a useful visual representation of the geographical extent of the catchment area of each cemetery, on the basis that people would normally choose the closest cemetery.

7.3.15 The computer software does not only identify geographical catchment areas, but also generates data on population and deaths within each drive-time catchment.

7.3.16 The data are based upon Lower Super Output Area (LSOA) level, which are geographical areas used by the ONS for statistical purposes and contain an average of 1,500 people. The population data is taken from the Census 2011, as being the most accurate and the data on deaths relates to deaths occurring in 2016, the most recent data available at LSOA level.

7.3.17 Figure 36 below illustrates the population of Cheshire East within each drive-time catchment around each cemetery with new graves available:

Cemetery	Population in 2011 within each drive-time catchment			
	15 Mins	30 Mins	45 Mins	60 Mins
Alderley Edge	16,096	23,298	23,298	23,298
Congleton	24,992	26,482	26,482	28,529
Knutsford	15,209	16,790	16,790	20,366
Macclesfield	56,890	62,402	67,667	67,667
Crewe Meadow Brook	43,480	43,480	46,348	46,348
Nantwich	24,372	30,886	34,847	40,063
Sandbach	34,769	66,501	66,501	66,501
Weston	25,408	27,733	29,458	29,458
Wilmslow	21,633	36,227	37,475	42,813
Totals	262,849	333,799	348,866	365,043
% of population	71%	90%	94%	99%

Figure 36: Drive-time catchment populations 2011

Source: Drive-time computer software

7.3.18 Figure 37 below illustrates the numbers of deaths in Cheshire East 2016 within the various drive-time catchments of each council cemetery:

Cemetery	Deaths in 2016 within each drive-time catchment			
	15 Mins	30 Mins	45 Mins	60 Mins
Alderley Edge	207	279	279	279
Congleton	297	323	323	334
Knutsford	166	173	173	209
Macclesfield	582	656	708	755
Crewe Meadow Brook	422	422	456	456
Nantwich	313	400	443	476
Sandbach	370	680	680	680
Weston	239	252	274	274
Wilmslow	188	418	433	516
Totals	2,784	3,603	3,769	3,979
% of deaths	70%	91%	95%	100%

Figure 37: Drive-time catchment deaths 2016

Source: Drive-time computer software

- 7.3.19 Figure 13 above indicates that total coffin burials in Cheshire East Council cemeteries during 2016 was 331. This total represents 8.4 per cent of deaths in Cheshire East in that year.
- 7.3.20 Figure 38 below applies this overall 8.4 per cent figure to the deaths in 2016 within each drive-time catchment illustrated in Figure 37. This enables the calculation of the potential number of burials that might be expected at each cemetery from its respective drive-time catchment:

Cemetery	Calculated Burials (8.4% of deaths within each drive-time catchment)			
	15 Mins	30 Mins	45 Mins	60 Mins
Alderley Edge	17	23	23	23
Congleton	25	27	27	28
Knutsford	14	15	15	18
Macclesfield	49	55	59	63
Crewe Meadow Brook	35	35	38	38
Nantwich	26	34	37	40
Sandbach	31	57	57	57
Weston	20	21	23	23
Wilmslow	16	35	36	43
Totals	234	303	317	334

Figure 38 Drive-time catchment calculated burials 2016

Source: Drive-time computer software

- 7.3.21 Figure 39 below illustrates for each drive-time catchment the variation between actual and calculated burials, i.e. the actual burials in Cheshire East Council cemeteries in 2016, as recorded in the council's cemetery records, as opposed to the numbers of burials calculated at 8.4 per cent of deaths occurring, which are identified by the specialist software within each drive-time catchment. Note that burials at both Crewe Badger Avenue and Crewe Coppenhall are included within Crewe Meadow Brook:

Cemetery	Actual Burials 2016	Variation between actual and calculated			
		15 Mins	30 Mins	45 Mins	60 Mins
Alderley Edge	23	6	0	0	0
Congleton	17	-8	-10	-10	-11
Knutsford	27	13	12	12	9
Macclesfield	63	14	8	4	0
Crewe Meadow Brook	86	51	51	48	48
Nantwich	44	18	10	7	4
Sandbach	31	0	-26	-26	-26
Weston	4	-16	-17	-19	-19
Wilmslow	36	20	1	0	-7
Totals	331	97	28	14	-3

Figure 39: Drive-time catchment actual burials and variation from calculated burials 2016

Sources: Actual Burials - Cheshire East Cemetery Records;
Calculated Burials - Drive-time computer software

- 7.3.22 Figures 38 and 39 are based upon applying the average 8.4 per cent of deaths across Cheshire East that resulted in a coffin burial in the Council's cemeteries in 2016.
- 7.3.23 Overall, there is only a difference of 3 between the total number of actual burials recorded (331) and the calculated number (334) within a 60-minute drive-time of the combined council's cemeteries.
- 7.3.24 A 30-minute drive-time has been recognised at a number of planning appeals as a desirable industry standard. Figures 38 and 39 illustrate that, overall, there is only a difference of 28 between the total number of actual burials (331) and the calculated number (303) within a 30-minute drive-time of the council's cemeteries.
- 7.3.25 The variation between calculated and actual figures within the shorter drive-times is likely to reflect the availability of alternative burial sites offered by other providers within the area concerned.

- 7.3.26 Crewe Meadow Brook appears to attract significantly more burials than might be expected from the calculations.
- 7.3.27 This may be due in part to the inclusion of actual burials at Crewe Coppenhall and Crewe Badger Avenue within the figure for actual burials at Crewe Meadow Brook. The drive-time catchment mapping and associated data reflect the current situation, where new graves are not available at Crewe Coppenhall and Crewe Badger Avenue. If these two cemeteries could still offer new graves, their drive-time catchments would extend into that shown for Weston.
- 7.3.28 The lack of new grave availability at Crewe Coppenhall and Crewe Badger Avenue is likely to lead people to choose Crewe Meadow Brook as their closest alternative. The extent to which this happens will only become clear from actual figures for demand in 2018 and future years.

7.4 Drive-time catchment mapping and analysis – Two principal cemeteries.

7.4.1 This section considers in isolation the two main urban areas, Crewe and Macclesfield, to examine the potential full extent of their catchments. Unlike the drive-time analysis for all nine cemeteries, the catchments have been allowed to merge, identifying areas which fall within an equal travel-time to either cemetery.

7.4.2 Figure 40 below illustrates the 15-minute drive-time catchments for Crewe Meadow Brook and Macclesfield:

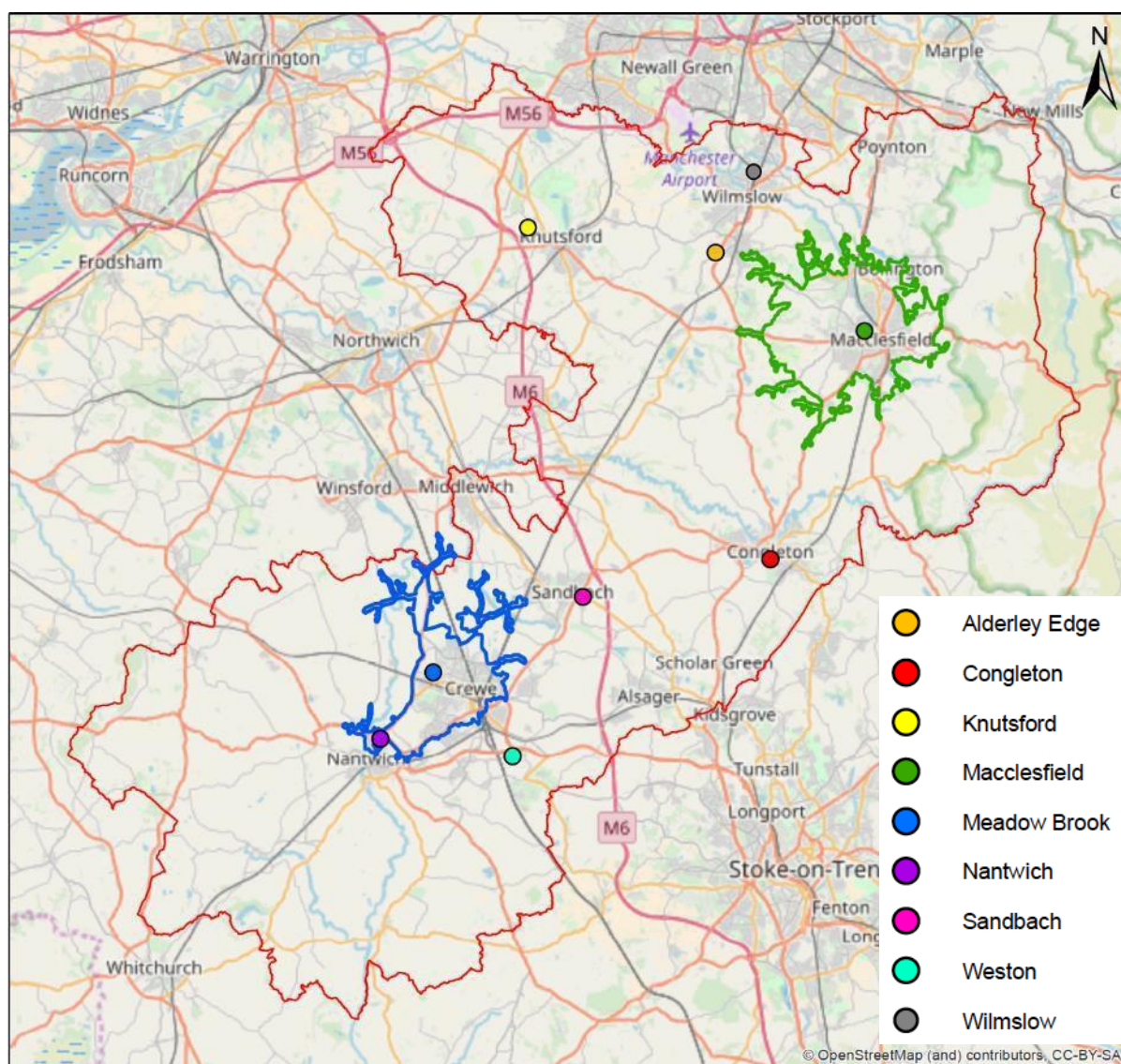


Figure 40: 15-minute drive-time catchments for Crewe Meadow Brook and Macclesfield

7.4.3 Figure 41 below illustrates the 30-minute drive-time catchments for Crewe Meadow Brook and Macclesfield:

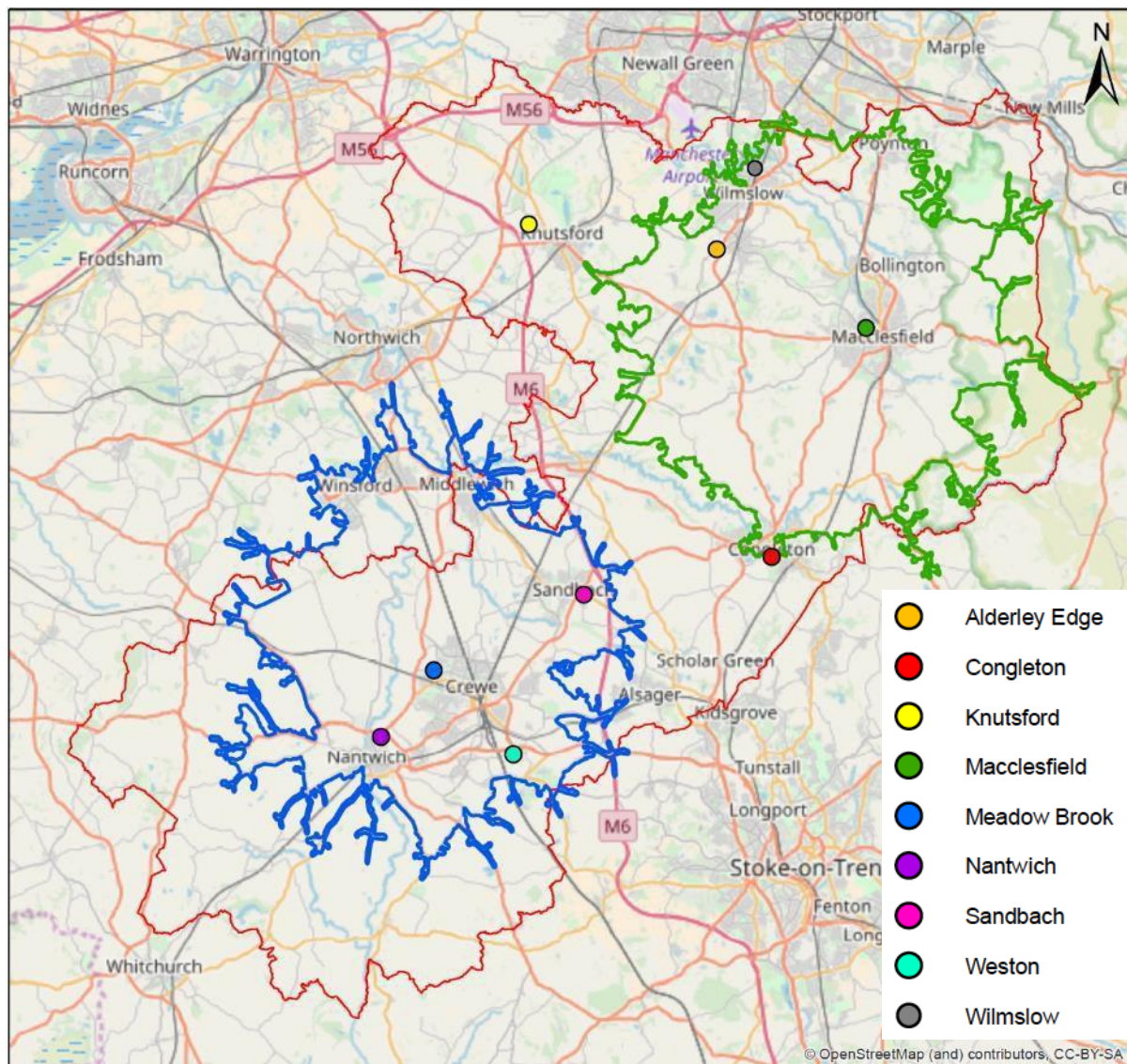


Figure 41: 30-minute drive-time catchments for Crewe Meadow Brook and Macclesfield

7.4.4 Figure 42 below illustrates the 45-minute drive-time catchments for Crewe Meadow Brook and Macclesfield:

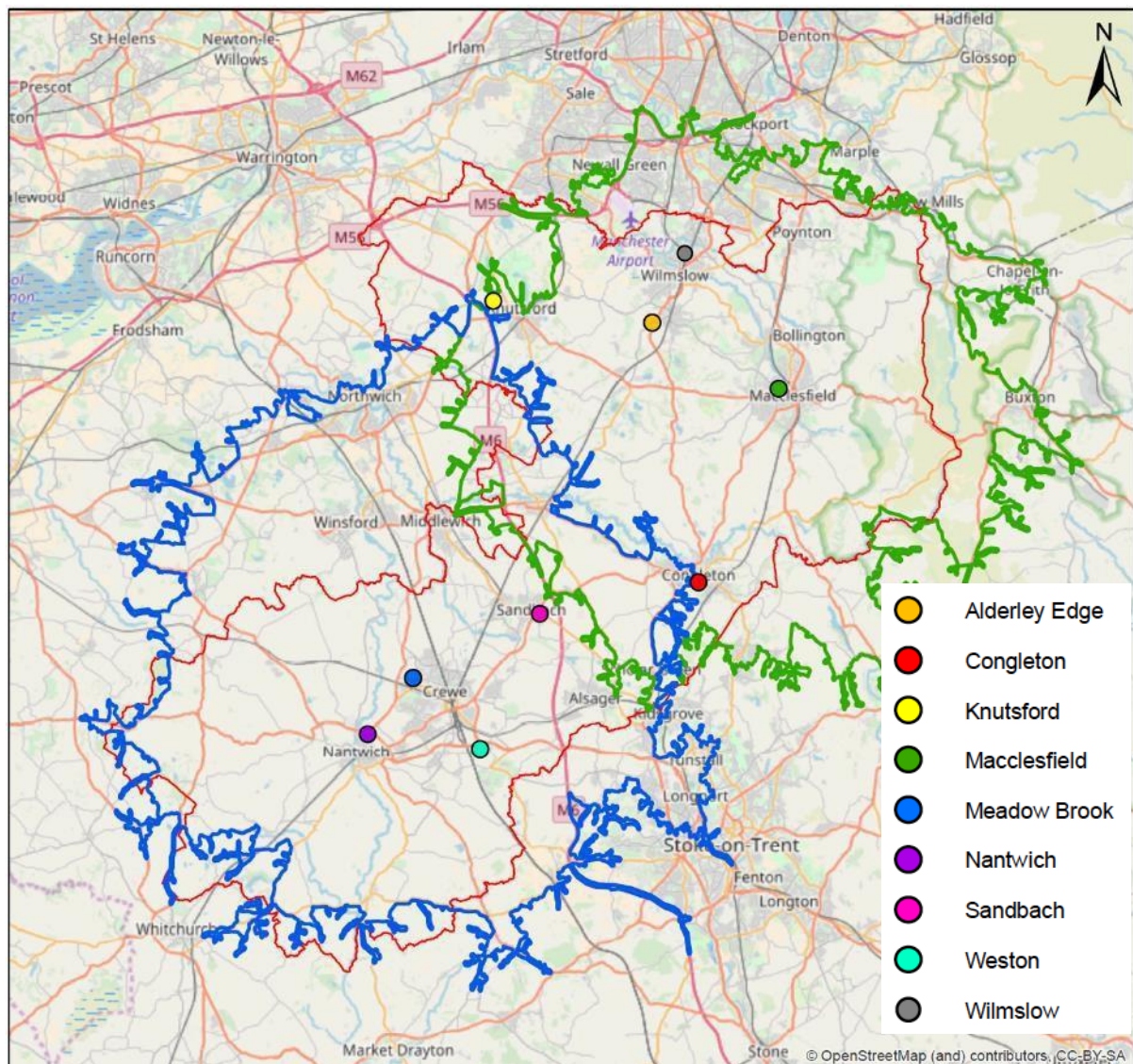


Figure 42: 45-minute drive-time catchments for Crewe Meadow Brook and Macclesfield

7.4.5 Figure 43 below illustrates the 60-minute drive-time catchments for Crewe Meadow Brook and Macclesfield:

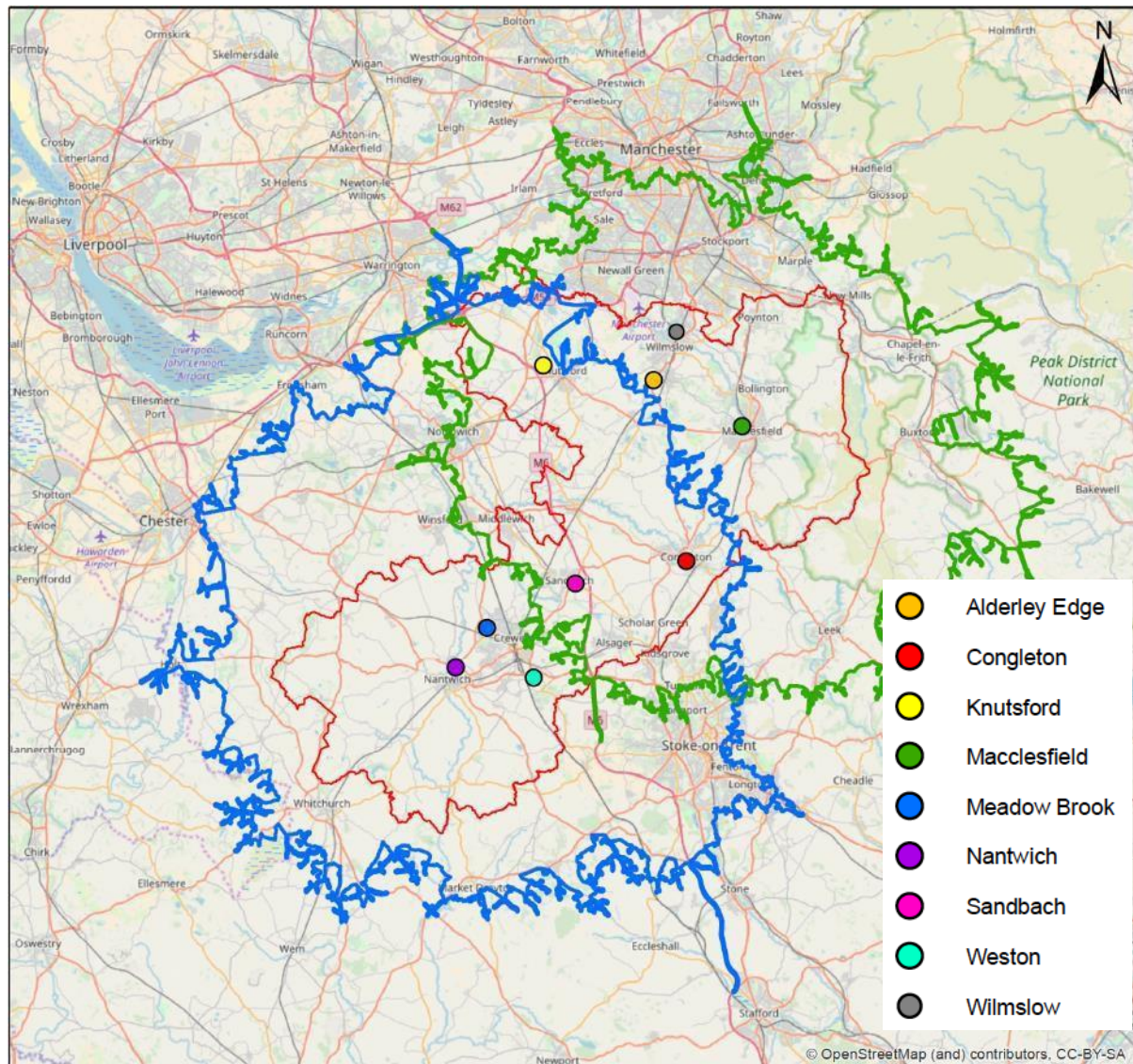


Figure 43: 60-minute drive-time catchments for Crewe Meadow Brook and Macclesfield

- 7.4.6 Figure 44 below illustrates the population of Cheshire East in 2011 within the drive-time catchment around each cemetery, including any overlap between catchments. The percentages refer to the proportion of the total population of Cheshire East residents within each catchment:

Cemetery	Population			
	15 Mins	30 Mins	45 Mins	60 Mins
Macclesfield	54,455	124,600	193,507	251,499
	14.7%	33.7%	52.3%	67.9%
Crewe Meadow Brook	59,602	140,686	185,553	238,071
	16.1%	38.0%	50.1%	64.3%

Figure 44: drive-time catchment populations 2011

Source: Drive-time computer software

- 7.4.7 The isochrones illustrated in Figure 41 reveals that there is no catchment overlap within a 30-minute drive-time of each site. Figure 45 suggests that 265,286 people, 71.7 per cent of the population of Cheshire East in 2011 lived within a 30-minute drive-time of either one or both of these two cemeteries.
- 7.4.8 In comparison, Figure 36 illustrates that there were 333,799 people, 90 per cent of the population of Cheshire East in 2011, who lived within a 30-minute drive-time of one of the Council's nine cemeteries.
- 7.4.9 It is perhaps surprising that the current nine cemeteries include within a 30-minute drive-time only 68,513 more residents of Cheshire East in 2011 than just the locations of two of these same cemeteries. This is likely to be a reflection of the relative population densities and travel times in the various locations.
- 7.4.10 Figure 45 below illustrates the numbers of deaths in 2016 of Cheshire East residents within each drive-time catchment around each cemetery, including any overlap between catchments. The percentages refer to the proportion of the total of deaths of Cheshire East residents in 2016 within each catchment:

Cemetery	Deaths within each drive-time catchment			
	15 Mins	30 Mins	45 Mins	60 Mins
Macclesfield	552	1,403	2,138	2,748
	13.9%	35.4%	54.0%	69.4%
Crewe Meadow Brook	598	1,428	1,946	2,483
	15.1%	36.1%	49.1%	62.7%

Figure 45: drive-time catchment deaths 2016

Source: Drive-time computer software

7.4.11 Figure 45 suggests that 2,831 deaths, 71.5 per cent of deaths in the population of Cheshire East in 2016, were of residents within a 30-minute drive-time of one or the other of these two cemeteries.

7.4.12 Figure 46 below superimposes the separate 30-minute drive-time catchment isochrones for Crewe Meadow Brook and Macclesfield from Figure 41 over the 30-minute drive-time catchment isochrones for all nine cemeteries to enable a visual comparison:

- 7.4.16 The drive-time catchment analysis suggests that Cheshire East Council might wish to consider Crewe Meadow Brook and Macclesfield as its two principal cemeteries and continue to operate and maintain their other cemeteries.

8.0 Vision, policies and objectives

- 8.1 The vision is to ensure that the quantitative and qualitative needs of the people of Cheshire East for burial are met, by working with other providers, both existing and potential, to enable this provision to be located in proximity to the population, which is often widely dispersed across Cheshire East's 1,166 square kilometres.
- 8.2 The vision requires an awareness of levels of demand and capacity and their distribution, to seek to meet those needs through developing appropriate provision in terms of location and type of burial facilities.
- 8.3 The key policy is for Cheshire East Council to focus its long-term burial provision in two principal cemeteries in Crewe and Macclesfield, whilst continuing to operate and maintain the other cemeteries. The future management of the seven cemeteries outside of these two main conurbations, and the development of additional provision, could better meet local needs by being the responsibility of town and parish councils.
- 8.4 A policy of optimising burial space in existing cemeteries, sensitive to aesthetic, heritage and access considerations, would maximise the period during which each cemetery will be able to offer new graves.
- 8.5 A policy on an appropriate fee structure for exclusive rights of burial agreed with reference to supply and demand that could cover a range of exclusive rights that befits both the bereaved and the Council, would provide greater flexibility and sustainability.
- 8.6 Exclusive rights of burial could be offered with a range of periods, such as 25, 50 and 75 years, a range of renewal options, such as five or ten years, and priced accordingly. The shortest period would be offered at the lowest price and would benefit those unable to afford the longer periods. It would enable them to subsequently renew the exclusive rights at affordable rates if they so wished. This would be a more appropriate way to provide equality of opportunity than a single price.

9.0 Cemetery Strategy Short Term

9.1 The strategic management of the cemeteries requires ready access to reliable data, which will be provided by:

- Consolidation of the three separate BACAS databases.
- Inclusion of mapping of graves in BACAS for all cemeteries.
- Confirm ability of BACAS to produce management statistics suited to the specific needs of Cheshire East Council.
- Provision of resources, including training in the use of the mapping program, to identify graves in each section of each cemetery that are empty, available and deliverable.
- Audit of data held within BACAS to ensure accuracy.

9.2 Review periods of exclusive rights, extension periods and pricing structure.

10.0 Cemetery Strategy Medium Term

- 10.1 Research potential solutions to overcoming difficult ground conditions at Wilmslow Cemetery.
- 10.2 Progress the development of the extension of Weston Cemetery.
- 10.3 To consider, where appropriate, the transfer of existing facilities or working to set up a trust for future cemetery provision where there is a desire to provide more local provision over and above Cheshire East's principal provision.
- 10.4 The Council will also consider how to provide for natural and modern methods of burial such as green, woodland or natural burial grounds, or "park like" spaces where people can scatter or bury ashes/ash containers.

11.1 Cemetery Strategy Long Term

- 11.1 Cheshire East Council to continue to manage the two principal cemeteries at Crewe and Macclesfield, providing burial facilities that are sustainable, through a combination of the measures already taken in the short and medium term.
- 11.2 Continue to consider the transfer of existing facilities and or the creation of trusts for future cemetery provision, where appropriate, (as 10.3 above).
- 11.3 The short-term actions relating to BACAS will provide ready access to accurate and reliable data and associated mapping will enable the Council in the long-term to:
 - Optimise the use of land already available within existing cemeteries.
 - Continue liaison, co-operation and appropriate degrees of joint-working, with town

and parish council and churches to ensure continued burial space provision to meet local need.

A summary of responses to Cheshire East Council's

Cemeteries Strategy Consultation



Contents

Executive summary and conclusions	3
Introduction	6
Section 1 – Survey feedback on the Cemetery Regulations	8
Section 2 – Survey feedback on the Cemeteries Strategy	10
Section 3 – Summary of formal consultation responses	16
Section 4 – Summary of consultation face to face meetings	18
Appendix 1 – Formal consultation responses.....	21

Report produced 4 December 2018 by the Research and Consultation Team, Cheshire East Council, on behalf of Waste and Environment Service, Cheshire East Council. Please email RandC@cheshireeast.gov.uk for further information.

Executive summary and conclusions

Consultation responses

During summer 2018 Cheshire East Council consulted on its Cemetery Regulations, and on its Cemeteries Strategy. A wide range of stakeholders were invited to take part in the consultation, with 297 responses being received in total.

The overall response to the consultation was extremely positive, with very high levels of support for, and compliments about, both documents.

Respondents also took the opportunity to comment on how they felt the documents could be improved, and this feedback is summarised below.

Feedback on the Cemetery Regulations from survey respondents

Feedback on the regulations from those completing the consultation survey was positive, with a very large proportion of respondents, 87%, agreeing that the regulations are suitable.

A number of respondents commented that they felt the regulations were comprehensive, reasonable and good. On the other hand, some felt the regulations were too long and impersonal, particularly for people who are recently bereaved.

The main improvements suggested for the regulations were around:

- Access – Some felt more needs to be done to tackle dogs and anti-social behaviour, as well as to regulate car usage around cemeteries (8 comments)
- Memorials – Opinion seemed to be split about regulation of memorials on graves, particularly children's graves. Some felt memorials should be allowed, while others felt the regulations on memorials should be enforced more strictly (7 comments).

Feedback on the Cemeteries Strategy from survey respondents

Feedback on the strategy from those completing the consultation survey was also positive, with another very large proportion, 78%, agreeing the strategy is suitable. Respondents were slightly more likely to think the strategy is good for the short term (86%), compared to for the medium term (81%) and the long term (73%).

It is interesting to note that whilst only one third of respondents, 33%, read the full draft strategy during the consultation, a much larger proportion, 83%, read the summary of the draft strategy – this suggests that summarised strategies are more digestible for residents.

The main points raised about the strategy seemed to be around:

- Lack of burial provision – Some felt the strategy does not address the lack of long term burial provision adequately, and felt burial provision should be provided in all key towns in Cheshire East. Specific towns that respondents identified as being impacted included Alsager, Sandbach, Knutsford and Poynton (20 comments)
- The 2 principal cemeteries – Some felt having 2 principal cemeteries was inappropriate, feeling the 30 minute drive time was too far, and that public transport is not effective enough to enable convenient access to them (10 comments)
- Cremation – Respondents suggested that cremation should be encouraged as a solution to lack of burial provision, and felt that analysis of the long term trends of burials to cremations should be included in the strategy, as they felt burials may become even less common in future than they are now (currently 84% of funerals are cremations, with 16% being coffin burials) (12 comments)
- Alternative methods of burial – Others felt that a lack of burial space could be addressed by implementing alternative, modern burial methods, such as having green, woodland or natural burial grounds (9 comments)
- Local responsibility – Some felt responsibility for managing cemeteries and cemetery provision should be passed to local town or parish councils, and that more information about “Trusts” and how these might work is required (13 comments).

Feedback from formal responses and face to face meetings

Feedback on the documents was also received from a number of key stakeholders as formal written responses, and in face to face meetings. Much of this feedback echoed and expanded on that received in the survey, touching on concerns about lack of burial space, particularly in Alsager, Sandbach and Poynton. There were also requests for alternative burial provision such as natural burial grounds, for increased levels of cremation, and for more detail about how local councils might contribute towards the delivery of the service.

Conclusions

Overall there has been a positive response to the consultation. The **Cemetery Regulations** seemed to be deemed suitable, though suggestions around access and memorials could perhaps be given attention.

The **Cemeteries Strategy** was also well received, though respondents were slightly less convinced about the long term strategy being proposed, as compared the short term one.

It is clear that lack of burial provision, particularly in certain towns, causes concern – residents are used to there being sufficient burial provision in their local town/area. Concern was also raised about having 2 principal cemeteries, particularly for residents living

some distance away from them – access for visits, particularly for those using public transport, could be a problem.

Other respondents did seem to suggest however, that there is a trend away from burial towards cremation, and it does seem remiss that an analysis of these trends is not included in the strategy, as this could be informative. Alternative methods of burial, such as natural burial grounds, were also suggested to help ease the problem of a lack of space, and these could perhaps be explored as a long term solution within the strategy.

Introduction

Purpose of the consultation

Between 20 July and 14 September 2018, Cheshire East Council consulted on the two following documents:

1. Cemetery Regulations – These regulations are the general terms and conditions under which Cheshire East Council operates the 11 cemeteries which it manages. They are designed to ensure the safe and peaceful operational enjoyment of the cemeteries for all visitors and staff, and ensure that the peace, dignity and reverence of these facilities is maintained. These regulations had recently been reviewed at the time of the consultation.
2. Cemeteries Strategy – The purpose of this strategy is to ensure that the provision of cemeteries meets local need for existing and future residents within Cheshire East. This strategy had recently been created at the time of the consultation.

The purpose of the consultation was to gather feedback on these documents, before they could potentially be approved for adoption before the end of 2018. Harrison Design Development Ltd – specialists in cemetery and crematoria planning – had been commissioned to review and draft these documents prior to the consultation taking place.

Consultation methodology and number of responses

The consultation was conducted with a wide range of stakeholders including:

- Cheshire East residents, who were advised of the consultation through the council's [Digital Influence Panel](#)
- The general public, via a media release on 10 July 2018
- Specific stakeholders who were contacted directly about the consultation. This included funeral directors, Parish and Town Councils, council Ward Members, church ministers, Orbitas Bereavement Services, Cemetery Friends Groups, the Commonwealth War Graves Commission, Cheshire East Members of Parliament, Cheshire East Council Cabinet, the council Environment/Cemeteries Portfolio Holder, the council's Corporate Leadership Team, the Archdeacon (Ian Bishop)
- Members of the public and Alsager Town Council who requested face to face discussions and were met by representatives of Cheshire East Council.

297 responses were received as part of the consultation, and these included:

- 286 consultation survey completions
- 11 formal written responses.

Reading this report

Sections 1 and 2 contain summaries of responses to the consultation survey.

Section 3 contains a summary of formal consultation responses (see Appendix 1 for the full formal consultation responses).

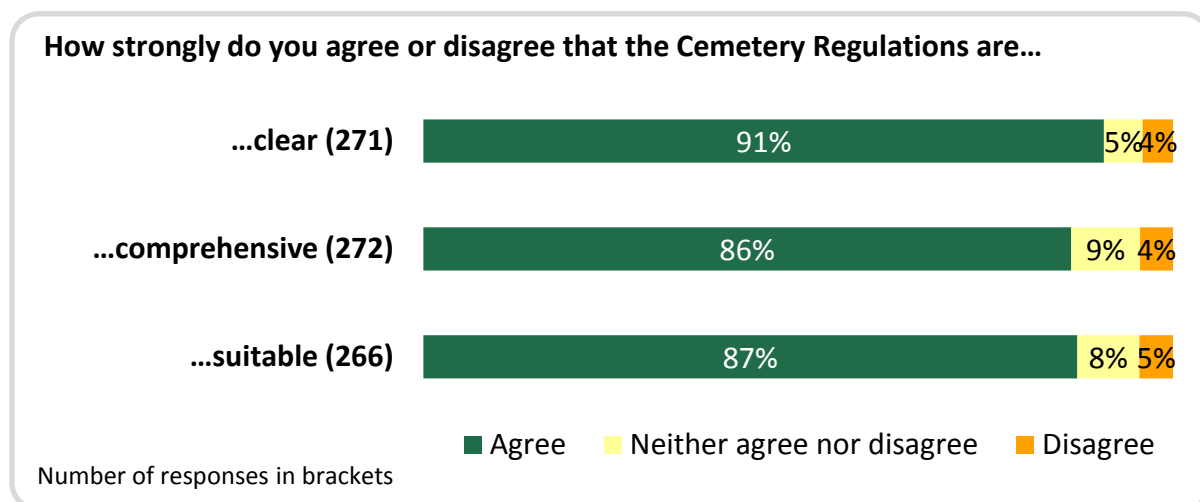
Section 4 contains a summary of face to face meetings held between the council and individual stakeholders.

Please note that results presented in charts throughout the report exclude those who didn't answer, or who answered "no opinion".

Section 1 – Survey feedback on the Cemetery Regulations

Suitability of the regulations

Large proportions of respondents agreed the regulations are clear (91%), suitable (87%) and comprehensive (86%).



Comments about the regulations

In total, respondents made 52 comments about the Cemetery Regulations.

General comments

A number of respondents felt the regulations were comprehensive, reasonable and good (10 comments).

Others felt the regulations were too long at 17 pages, and that they need to be shorter. They felt people don't want a long list of instructions, which are a lot to take in for people who are recently bereaved, and perhaps lack some empathy (5 comments).

Other general comments about the regulations included that:

- They are not followed up in practice, and need to be enforced (3 comments)
- Cremation should be promoted/favoured over burials, as burial sites are running out (3 comments)
- Alsager cemetery will soon reach capacity, and needs more space (2 comments)
- The regulations need advertising better (1 comment).

Respondents suggested the following improvements for the regulations (7 comments):

- p.5 – A definition of what constitutes a "working day" could be added to the definitions section

- p.15 – Contact details need adding
- “Traditional and lawn graves” are not discussed in the main regulations, but are included in the definitions at the end.

Access to cemeteries

There were a number of comments made about access:

- Dogs – Some felt stricter enforcement of dogs is required as they are allowed to run free, and that dog faeces are sometimes found on graves/memorials (2 comments)
- Anti-social behaviour – Some complained about anti-social behaviour in cemetery car parks, such as people meeting there, and suggested the minimum age to visit cemeteries unaccompanied should be increased from 10 to 16 (2 comments)
- Speed limit – It was felt the speed limit around cemeteries should be reduced to 5mph (1 comment)
- Car parking – More required, especially at Crewe (1 comment)
- Roads – Graves near roads in cemeteries need protection from cars (1 comment)
- Signage – Could be improved around cemeteries (1 comment).

Memorials

Opinion on decoration of graves was split:

- Some felt that decoration of children’s graves should be permitted, that if plants are deemed suitable they should not be removed, and that the council should not be allowed to remove memorials, as long as they are properly contained within grave sites and are not offensive (3 comments)
- Others felt stricter rules were needed about what is allowed on graves, particularly those of children (e.g. teddy bears should not be permitted), that there needs to be more regulation about flowers on graves, particularly plastic and large ones, and that tributes should not extend beyond the boundaries of graves (4 comments).

Other comments included that 12 months wait to add a memorial seems a long time, and that remedial work by masons is not covered anywhere in the regulations (2 comments).

Other comments

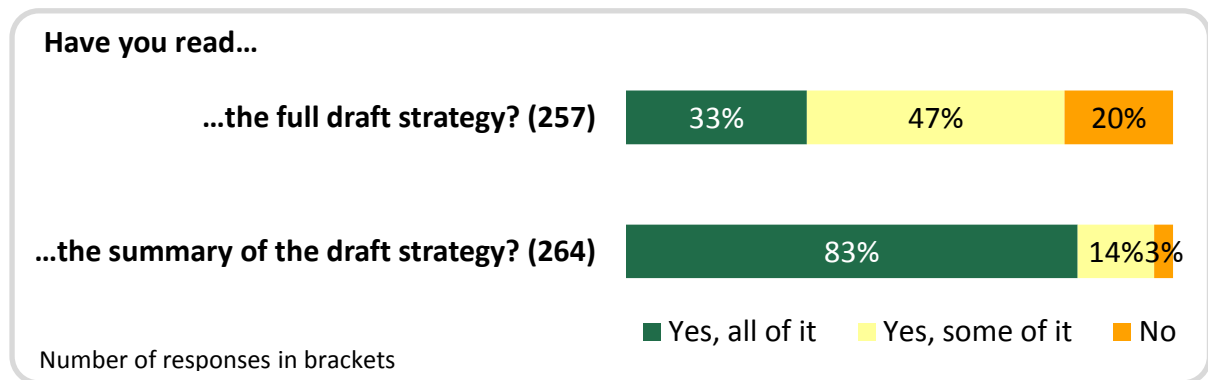
Finally there were a number of other comments made:

- One person commented that they felt graveyard maintenance is poor, with litter and green waste being a problem, particularly in Macclesfield cemetery (1 comment)
- One person asked if people can choose their own plots (1 comment)
- Another person felt charges should be made clearer (1 comment)
- Finally another person felt that green/natural burials should be offered (1 comment).

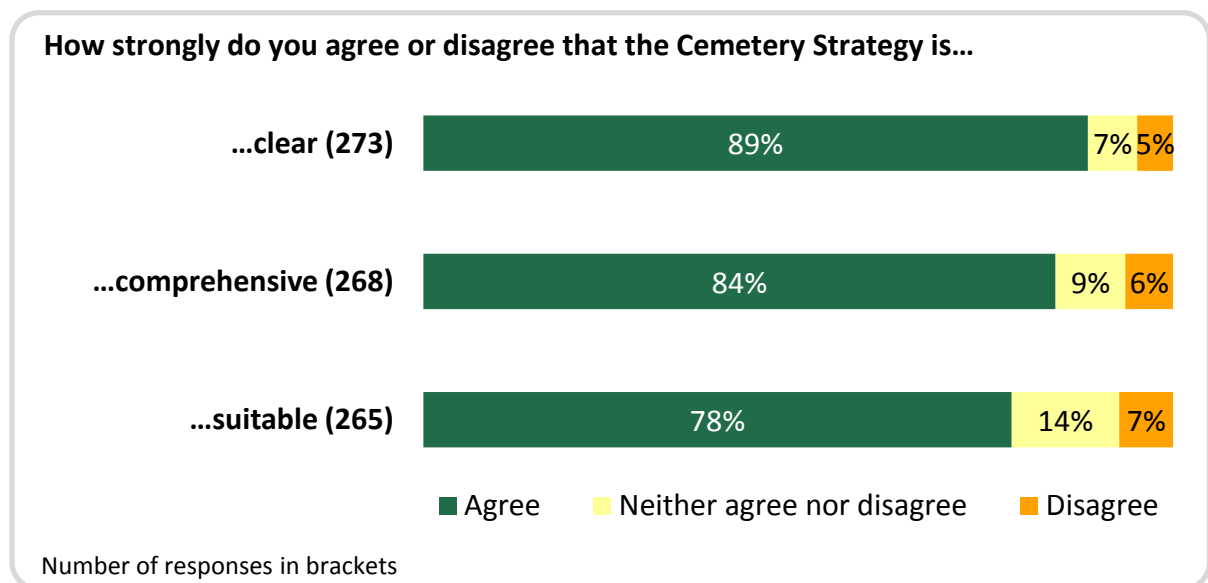
Section 2 – Survey feedback on the Cemeteries Strategy

Suitability of the strategy

Before giving feedback on the Cemeteries Strategy, one third of respondents (33%) had read the full version of it, and around 8 in 10 (83%) had read the summary version of it.

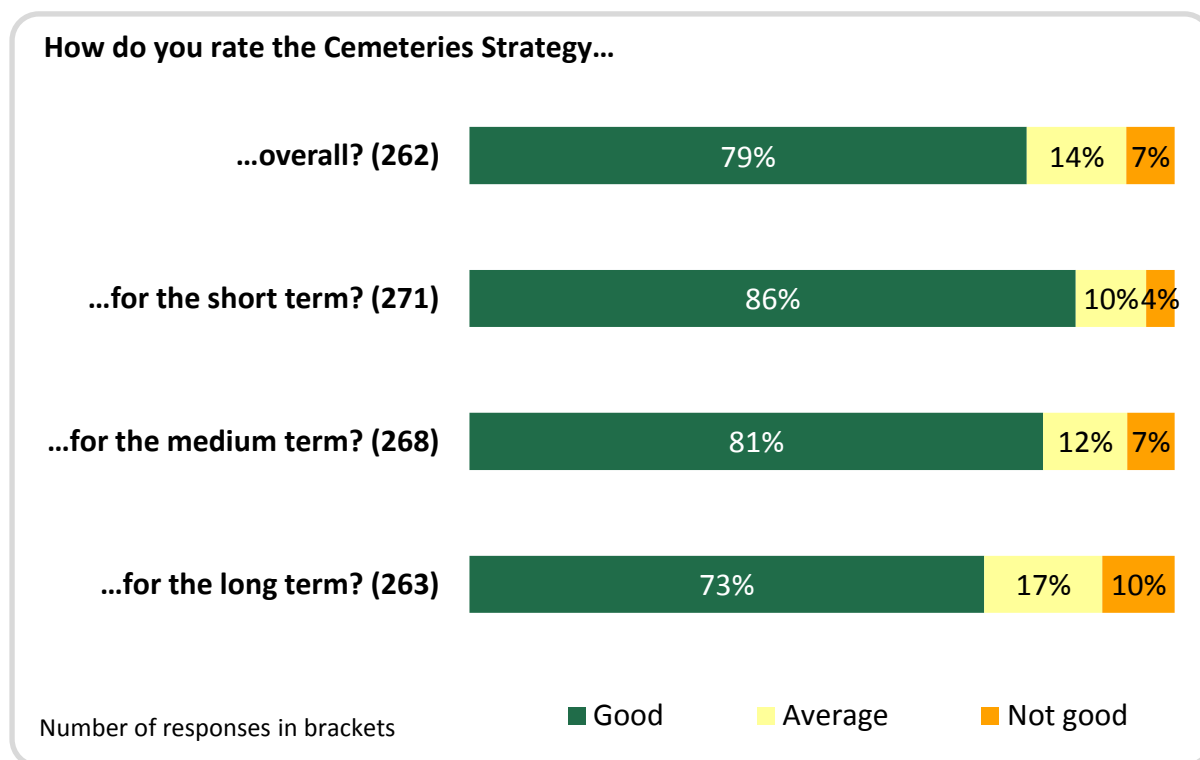


Large proportions of respondents agreed the cemeteries strategy is clear (89%), comprehensive (84%) and suitable (78%).



Large proportions of respondents also felt the strategy is good overall (79%).

However, respondents were more likely to think the strategy is good for the short term (86%), compared to for the medium term (81%) and the long term (73%).



Comments about the strategy

In total, respondents made 106 comments about the Cemeteries Strategy.

Lack of burial provision (20 comments)

The largest number of comments concerned a lack of cemetery provision, and suggested cemeteries should be established and provided in all key towns within Cheshire East.

They felt that local burial space is running out, more is needed, and that the council should provide it. They felt the strategy does not address this issue of a lack of space, and does not address the issue of demand on municipal cemeteries increasing as churchyard capacity is exhausted.

Some respondents listed specific towns where they felt cemetery provision was running low, including:

- Alsager cemetery – It was felt more provision is required here, as this town has a high level of demand, but low capacity. Respondents felt the strategy offers little for

Alsager, and that the town is outside the 30 minute drive time boundaries of both main burial grounds at Crewe and Macclesfield which is unfair (6 comments)

- Sandbach cemetery – Respondents felt this cemetery is quickly running out of space, and that given the population of the town is expected to increase by 40% by 2030, that having a cemetery in the town is essential. They felt its central location, good road access, availability of adjoining land, and award winning standards were reasons for the continuation of burial provision at this location (3 comments)
- Knutsford cemetery – Respondents stressed provision should always be provided here (2 comments)
- Poynton cemetery – One respondent felt Poynton is too far from Macclesfield to be reasonable to visit (1 comment).

The 2 principal cemeteries (10 comments)

As well as citing a lack of space as an issue, some respondents also felt that having 2 principal cemeteries was inappropriate, feeling that the 30 minute drive time was too far, and that public transport is not effective enough to enable convenient access to them. Respondents felt that public transport travel times should have been factored into the modelling. Respondents also felt that having a “personal connection” to a place was a bigger factor than travel time when choosing which cemetery to use.

Cremation (12 comments)

As a solution to the lack of space for coffin burials, respondents suggested that cremation should be encouraged more as an alternative – they felt cremation is more efficient and more affordable than coffin burial.

Respondents felt more emphasis within the strategy should be given to expanding and improving cremation facilities, to enable a higher rate of cremation if required. They felt this could be achieved by improving cremation facilities through more space for mourners and expanded parking provision, and by increasing cremation capacity through 7 day a week cremation provision, and faster cremation processes.

Respondents also highlighted that no analysis is presented in the strategy showing the long term trends of burials to cremations. They suggested that the proportion of cremations has increased over time, whereas the proportion of burials has reduced significantly. They suggested that in 30 years time, based on a continuation of these trends, the demand for burials might be reduced further. Respondents felt an analysis of this sort should be incorporated into the strategy.

Alternative methods of burial (9 comments)

Other respondents suggested addressing a lack of space by using alternative, innovative methods of burial that have been developed over the past few years.

Suggestions included natural and modern methods of burial such as having green, woodland or natural burial grounds, or "park like" spaces where people can scatter or bury ashes/ash containers. Respondents felt these types of burials could be encouraged, and suggested consultation with other bodies, such as The Natural Death Centre, to help identify potential new solutions.

One respondent suggested that as there is a 30 year capacity in Cheshire East, there is no real urgency to address this – In 30 years time space burial might even be an option.

Local responsibility (13 comments)

Some respondents felt that responsibility for managing cemeteries and cemetery provision should be passed to local town or parish councils. More information about "Trusts" and how they might work would be required, including what role they will play in acquisition of cemetery space, and what their pricing policies might be. Some were concerned that passing responsibility to Town and Parish Councils may be seen as a way of Cheshire East reducing future expenditure, rather than improving services.

Other respondents were concerned about "double taxation", for example residents paying for services not provided in their local area (e.g. cemeteries), or paying for the same service twice through council tax and a town/parish council precept.

Respondents emphasised that they felt the service should not become privatised, that it was important for this service to focus on resident need, rather than profit and price increases.

Cemetery maintenance (5 comments)

Respondents made a number of comments about maintenance in cemeteries, including:

- All existing cemeteries should be maintained by CEC
- The council should be responsible for 3rd party damage to grave sites
- Grave stones deemed dangerous should not be knocked down
- Hedges and trees should not be removed, as this could cause stability issues (see the "Seymour Papers" legislation)
- Anti-social behaviour and crime at cemeteries needs to be clamped down on, CCTVs are needed.

Strategy format (22 comments)

Respondents made a number of comments about the format of the strategy itself, including:

- That the strategy looks comprehensive, and all seems sensible and realistic, especially given funding constraints. It looks like a lot of thought has been put into it (7 comments)
- That the strategy is too long – information overload (2 comments)
- That it is poorly written, lacks specifics, and looks like the small print of an insurance policy (3 comments)
- That strategies are fine but they need backing with money and commitment (3 comments).

Others suggested the following individual improvements for the strategy document:

- The executive summary could be improved, as it currently summarises the problem statement, and not the whole strategy
- p.10 – The word "less" should be replaced with "fewer"
- p.26 – The paragraph numbering has gone awry
- p.26 – Remove the word "both" from 5.35, as "Pott Shrigley and Poynton East" is a single Ward
- p.33 – Paragraph 5.5.1 the word "with" is missing
- P.71 – Paragraph 8.3 – This is a key paragraph within the strategy, yet it contradicts itself. "The first sentence states that Cheshire East would continue to operate and maintain the other cemeteries, whilst the second sentence proposes that they would be better devolved to town and parish councils." Which is it?
- Calculations in the strategy would be better put into an Appendix.

Other comments (15 comments)

Finally, respondents made a number of other comments about the strategy:

- There were a number of comments made around how long periods of rights should be set at. Some suggested anything less than 100 years was "abhorrent", with others arguing the period should be less. One respondent felt that those living in poorer parts of the community would be drawn to shorter term periods due to a lack of affordability, and that the periods instead should be set depending on how long people have lived in individual communities. It was also suggested that perpetuity agreements should be renegotiated if possible (5 comments)
- Others wondered if future population estimates can be relied on when creating such a long term strategy, and wondered if unexpected housing demand factored in (4 comments)

- Some wondered whether burial requirements for different ethnicities/faiths been accounted for, whilst on the other hand one respondent suggested that disposal of the dead in accordance with religious practises is not a right that councils should have to honour (3 comments)
- One respondent suggested this should be rated as low priority as compared other council services, so spending on it should be minimised (1 comment)
- One respondent pointed out that there is nothing in the strategy to cover a situation where the council is dissolved or combined with another local authority (1 comment)
- One respondent suggested there needs to be a memorial/book of remembrance for children lost during miscarriage (1 comment)
- Finally, some asked why the consultation survey did not include questions on whether they felt having 2 principal cemeteries, or a 30 minute drive time, is acceptable (2 comments).

Section 3 – Summary of formal consultation responses

The following is a very brief summary of the formal responses received during the consultation. The full formal consultation responses can be found in Appendix 1 – it is strongly recommended these are read. Responses are presented in alphabetical order.

Commonwealth War Graves Commission (CWGC)

Provided background information on the purpose and set-up of the CWGC. Detailed the interest the CWGC has in specific cemeteries in Cheshire East, including numbers of First and Second World War casualties buried in each. Specified the requirements the CWGC has in regard to these cemeteries, and appreciated the support the council provides to ensure the upkeep of the Commonwealth War Graves from the two world wars.

Councillor John Hammond (Haslington ward)

Felt that provision of woodland burial sites should be included/explored within the strategy, and that this provision could be delivered through an appropriate Trust arrangement.

Councillor Rhoda Bailey (Odd Rode Ward)

Felt that additional cemetery provision is required for Alsager, especially given housing expansion in the town. Felt this was an omission from the strategy.

Councillor Sam Corcoran (Sandbach Heath and East Ward)

Had understood that the football pitch alongside Sandbach cemetery would be used for cemetery provision in future, but could not find mention of this within the strategy. Specifically asked “Are there any plans to expand Sandbach Cemetery?”, and “Is the football pitch still being held for possible future cemetery expansion?”.

Fiona Bruce MP

Concerned on behalf of a constituent at the lack of cemetery provision at Christ Church (Alsager), saying it should be extended onto Parsonage School Field.

Member of the public #1

Felt that development of natural burial grounds, like the one in Swanlow near Winsford, should be encouraged within the strategy. Felt the one in Mobberley is not accessible and is unsafe, especially in winter. Felt there are not enough of these in Cheshire East, and that they are environmentally friendly.

Member of the public #2

Suspects that the number of burials long term will decrease, and the number of cremations will increase, because people are more mobile now, less likely to have roots, and are more likely to rely on memories, rather than needing a dedicated burial plot. Felt therefore that more crematoriums are needed, within 20/40 minutes of the deceased's location. Also felt the length of eulogies at cremations for the deceased should be reduced, that demand from ethnic groups needs consideration, and that rigorous record keeping of the final events should be kept.

Member of the public #3

Felt the Cemetery Regulations were a big improvement on the 2012 version, and listed a number of specific edits for the document.

Also provided detailed comments on specifics within the Cemetery Strategy, including on burial provision figures, number of church figures, demographic statistics, and on ONS data. They also queried some of the projected population forecasts, commented on legal context in the documents, suggested that cremations should be increased and promoted over coffin burials, and questioned "devolution" of services to town and parish councils.

Much detail was provided within this response (1,398 words in total), which should be read in full – see Appendix 1.

Nantwich Town Council

Requested information about issues relating to the potential transfer of facilities from Cheshire East Council to Nantwich Town Council. See the full response for a list of these issues.

Poynton Town Council

Felt that Poynton is not mentioned within the consultation, even though St George's parish churchyard is full for new burials.

Sandbach Town Council

Supported the short term strategy, but had issues with the medium term and long term strategies as set out in sections 10 and 11. Requested that the capacity of Sandbach Cemetery is extended onto land currently used as a football pitch – the potential benefits of this were detailed. Requested more detail about point 10.3 of the strategy. Expressed major concern with the long term proposal of maintaining just two open cemeteries in the borough, and specified reasons why Sandbach Cemetery should be kept open.

Section 4 – Summary of consultation face to face meetings

The following summarises two face to face meetings that were held with stakeholders during the consultation. These meetings were requested by stakeholders to discuss specific aspects of the consultation.

Meeting 1 – Held with stakeholders representing Alsager

Meeting date: 13 August 2018

Attendees:

- M Junett and S Dykes (members of the public)
- Councillor Arnold (Portfolio Holder for Housing, Planning and Regeneration)
- Ralph Kemp (Corporate Manager Commissioning – Waste and Environment Services).

This meeting was requested by S Dykes during public speaking time at [the council's cabinet meeting of 10 July 2018](#).

Summary of discussion:

Representation was made for Cheshire East Council to continue providing burial space within Alsager Town, particularly given the lack of space for new graves within the existing church burial ground. A preference was voiced for the provision of “natural” burial ground for the town, which could also serve as a public open space.

Meeting 2 – Held with Alsager Town Council

Meeting date: 13 August 2018

Attendees:

- Cllr Shirley Jones (SJ)– Chairman, Alsager Town Council
- Cllr Sue Helliwell (SH) – Alsager Town Council
- Cllr Martin Dealing (MD) – Alsager Town Council
- Cllr Ron Tyson (RT) – Alsager Town Council
- Cllr Phil Williams (PW) – Alsager Town Council
- Cllr Ainsley Arnold (AA) – Cheshire East Council cabinet member for Housing, Planning and Regeneration
- Ralph Kemp (RK) – Cheshire East Council
- Cllr Deric Hough (DH) – Alsager Town Council Cemetery Provision & Cheshire East Council

This meeting was requested in writing by Alsager Town Council.

Summary of discussion

DH Alsager always has had a burial round at the church which is now filling up they would like to fit in a replacement burial ground if possible.

PW The Consultation undertaking in preparing a neighbourhood plan for Alsager showed people 50.50 over traditional burial and those that want woodland burial ground.

SJ the church yard been extended twice since 1966 and there is no more available land. The Church has utilised all available space by narrowing paths and putting in extra rows of graves. It is now at capacity for internments and we need to look at other alternatives. They are also concerned once full the Church will not get addition fess to maintain. Currently the Town Council contributes £1200 annually for maintenance; the rest is borne by the church that are responsible for the church yard. Due to the reopening of family graves the church yard will be in operation for some years before it is declared closed. They have also tried to get involvement of other churches in looking at options for replacement.

AA would the town council see church taking on this role?

SJ The problem for the church is developers are snapping up land and escalating land cost. They would be interested in land owned by Cheshire East.

(there was some discussion on what land may be available Speeds Farm, or , close lane farm owned by CE were talked of)

SH the logical outcome would be if CE could provide some land for Alsager Council to manage and develop.

RT Proposed the decommissioned church at Oak Hanger 2 miles from Christ church.

(Discussion was not sure of how much land available.)

AA given this desire of the Town Council would the Council raise a precept to run the Burial Ground?

(Discussion on TC precept.)

SH believes residents would accept a precept if they could see it was going to provided local burial provision.

AA experience of Macclesfield Town Council was that if people could see something tangible that comes at the end of it. There a general acceptance of a precept.

AA Enquired about scope of extending burial ground in to school land as had been done in the past. The meeting felt there was no scope to extend to school and they wouldn't want school to lose more playing fields.

SJ Explained the problem for the council knowing how much land they would need for a 100 year provision of burial space.

DH Asked if CE give guidance on this on how a big a site would be needed and also appropriateness of the water table on eth site.

AA Indicated CE may be able to help with the size.

RK Indicated that would be at additional cost to CE as the strategy is unlikely to answer the question. He also pointed out that suitability of the ground can only be known by an intrusive survey which would also come at a cost.

AA Summarised Actions

- AA to establish ownership and tenancy of close lane farm as one potential site
- RK To work with constants to establish area needed for a 100 year capacity cemetery
- RK to provide meeting notes
- Town Council to submit a response to Cheshire East Consultation before 14th Sept. and CE would take note of there comments.

Appendix 1 – Formal consultation responses

Contents

Commonwealth War Graves Commission	22
Councillor John Hammond (Haslington ward).....	23
Councillor Rhoda Bailey (Odd Rode Ward)	23
Councillor Sam Corcoran (Sandbach Heath and East Ward)	24
Fiona Bruce MP	24
Member of the public #1	24
Member of the public #2	25
Member of the public #3	26
Nantwich Town Council	30
Poynton Town Council	30
Sandbach Town Council	31

Commonwealth War Graves Commission

The Commonwealth War Graves Commission (CWGC) honours the 1.7 million men and women of the Commonwealth forces who died in the First and Second World Wars, and ensures they will never be forgotten.

Our work commemorates the war dead, from building and maintaining our cemeteries and memorials at 23,000 locations in more than 150 countries to preservation of our extensive records and archives. Our values and aims, laid out in 1917, are as relevant now as they were 100 years ago.

The Commission's principles are:

- Each of the dead should be commemorated by name on the headstone or memorial
- Headstones and memorials should be permanent
- Headstones should be uniform
- There should be no distinction made on account of military or civil rank, race or creed

Since our establishment by Royal Charter we have constructed 2,500 war cemeteries and plots, erected headstones over graves and where the remains are missing, inscribed the names of the dead on permanent memorials. More than a million burials are now commemorated at military and civil sites in some 150 countries.

Within the United Kingdom there are over 300,000 Commonwealth burials and commemorations across some 12,500 locations.

COMMONWEALTH WAR GRAVES COMMISSION (CWGC) RESPONSE TO CHESHIRE EAST COUNCIL CEMETERY REGULATIONS PAPER

The CWGC has an interest in the following sites in Cheshire East:

- Alderley Edge Cemetery – 15 Casualties buried at this site.
- Knutsford Cemetery – 32 Casualties buried at this site.
- Macclesfield Cemetery – 85 Casualties buried at this site.
- The CWGC Cross of Sacrifice is inspected and maintained by CWGC on our cycle maintenance programme.
- Wilmslow Cemetery – 27 Casualties buried in this site.
- Crewe (Coppenhall) Cemetery – 16 Casualties buried in this site.
- Crewe Badger Avenue Cemetery and Crematorium – 73 Casualties buried in this site.
- Crewe Meadow Brook Cemetery – 1 Casualty buried at this site.
- Nantwich Cemetery – 8 Casualties buried at this site.
- Weston Cemetery – 4 Casualties buried at this site.

- These graves are marked and the casualties commemorated in perpetuity.

Comments:

- a. The CWGC teams inspect and maintain war graves across the United Kingdom. Our staff are NAMM registered and are provided with task based risk assessments and, in broad terms, site risk assessments highlighting potential risks such as slips, trips and falls. These relate to the areas our staff might work in only and are not full site risk assessments for public use.
- b. War graves within the sites listed above may be marked by either CWGC standard pattern headstones or by private (family memoria).
- c. The CWGC requires notification of cases where churchyards are closed and transferred to local authority responsibility. The CWGC also requires reassurances that war graves will not be re-used where a programme of re-use is introduced

The CWGC is appreciative of the support the Council provides to ensure the upkeep of the Commonwealth War Graves from the two world wars.

Councillor John Hammond (Haslington ward)

Hello Leanne,

Further to our recent telephone conversation one omission in the Strategy is any mention of the provision of woodland burial sites.

There appears to be a growing trend for this type of burial and this is something I feel the Authority should explore through the ongoing development of the Strategy. These could be delivered I assume through an appropriate Trust arrangement.

Best regards,

John Hammond.

Councillor Rhoda Bailey (Odd Rode Ward)

Dear Sirs,

In spite of significant expansion of Alsager in the form of additional housing, there is no provision in the strategy for cemetery space which is needed even without further building. This is an omission that needs to be addressed, and a strategically appropriate site found,

Kind regards,

Rhoda Bailey, Cheshire East Member for the Odd Rode Ward.

Councillor Sam Corcoran (Sandbach Heath and East Ward)

I am the ward councillor for the ward covering Sandbach cemetery. I have previously understood that the football pitch alongside Sandbach cemetery would at some point be used for cemetery expansion. Indeed, some years ago I was told that the pitch stopped being hired out to local teams on the grounds that it would be needed for cemetery expansion in the near future.

However, I cannot find any mention of expansion of Sandbach cemetery in the Cemetery Consultation document.

Are there any plans to expand Sandbach cemetery?

Is the football pitch still being held for possible future cemetery expansion?

Best wishes,

Sam

Fiona Bruce MP

The second issue is with regard to burial space, which my constituent is concerned will run out very soon as the cemetery at Christ Church is almost full. He suggests that the cemetery is extended onto a small area of Parsonage School Field as Alsager School will now have access to the sports facilities at the former MMU site. I look forward to receiving your comment.

Member of the public #1

Dear Sirs,

I haven't had a chance to read your strategy so my apologies if this is covered. But I do hope you have included policies to facilitate and encourage the development of natural burial grounds like the one in Swanlow, near Winsford. They are so rare, and the one in Mobberley is really not suitable unless the access is improved. It just isn't safe in the winter.

I have recently had to use a natural burial ground, to comply with loved ones wishes, and was shocked by how few there are in the area. Places need to be local to the persons home for various reasons, and I do hope the council understands their importance going forward. They offer a real alternative that is both fitting for those seeking such a natural setting, and much more environmentally friendly going forwards.

Yours sincerely.

Member of the public #2

Sirs,

Many thanks for your consultation document which was very illuminating and ventured into an area that passed me by, not really as I have always wondered how these things were managed. That there are people addressing these issues that most people take for granted is an encouragement to me.

While I wasn't prepared to study the 74 pages after the first 8 pages my response might not be very helpful but I think might provide an insight of my current thinking.

My thinking goes along the following lines:

1. Times are changing. The concept of a dedicated plot for the burial of a deceased is declining. I come to the view as the concept of static localities is yesterday's vision of 'home'. The reality is that we are mobile, we move locations as the economics demand such that a fixed location is no longer relevant.
2. Times are changing. We no longer have any one root and surprise, surprise we understand the fragilities of life while we are struggling to survive. The dead are dead, they live in our memory not in an obscure plot of ground remote from where we live, a plot probably occupied by several other people.
3. My suspicion is that the number of burials will continue to decrease while the demand on the Crematoriums will increase, it's time to increase the availability of the Crematoriums. I am thinking of 20/40 minutes away from the deceased, more than that it becomes quite stressful for the survivors.
4. As a passing comment, I have been subjected to a number of Cremations whereby the attendees have been subjected to prolonged eulogies of the deceased, eulogies that very few people recognised as relating to the deceased that they knew them; any chance of limiting the crematorium time slots to ease the pain and limit the hypocrisy on display?.
5. I have no idea as to what the demand might be from ethnic groups but something that needs consideration within reason.
6. BUT. I do expect rigorous record keeping of the final events.

Might not be very helpful to you, my focus is on the immediate stress to the survivors while recognising that time might bring rationality. There will always exceptions to the rule, how one encompasses the exceptions with sympathy; empathy and style I know not but it is important to be achieved.

Regards.

Member of the public #3

Comments on draft Cheshire East Council Cemetery Regulations 2018

This document is a big improvement on the 2012 Cemetery and Crematoria Rules. It is written in plain English and does not give an impression of coldness or insensitivity, but it covers all the welcome or unwelcome situations I can think of that are likely to occur.

Just two small points needing clarifying:

P13: Under Grounds maintenance: “the owner of the Exclusive Right of Burial in a grave may plant and cultivate suitable, low-growing plants or place cut flowers within a specified area of the grave.” How this area is specified? Who tells the owner where he can place flowers or plants? It would be good to give some guidance here.

P17: Under Definitions: “Lawn grave...An approved memorial may be erected and maintained at the head end of the grave space within a border 18” (457mm) deep.”: It is not clear what this means. Is the border measured from the head of the grave, or from the sides, or both?

An additional comment is that the terms “Traditional grave” and “Lawn grave” are defined on page 17 but not used elsewhere in the document. Are new traditional graves still allowed? If not, perhaps the document should say so and give reasons. In that case the restrictions under “Lawn grave” would apply generally and would be better placed under Memorials (unless they are covered by the professional standards for masons).

Comments on draft Cheshire East Council Cemetery Strategy 2018

P6-15: 3 (The Council’s cemeteries: demand and capacity):

3.2.8: The total number of new or reopened graves does not match the number of burials as given in 3.2.1. e. g. Crewe Coppenhall had 5 burials, apparently all in one new grave! What do these statistics mean? Does burial in an existing vault not count as reopening a grave?

P16-23: 4 (Other burial provision: demand and capacity):

4.2.1-3: 62% of 108 is 67 councils, but only five burial authorities are listed. Does this indicate that the other communities only used CEC or church cemeteries? I am also surprised that CEC was unable to get responses from the other 41 councils. That makes the figure of 58 burials as a total unreliable, as it implies that there no burial authorities under the other councils. Do we have any reason to believe that that is the case?

4.3.1-7 Again I am surprised that it was considered adequate to only contact 46 of the 61 churches recorded as having open churchyards in Cheshire East. Was no attempt made to contact the other 15 by telephone? Good research makes for good data.

4.4: Given the incomplete responses from churches and parish councils, it is likely that 178 is a low figure for new graves and that the majority of burials in Cheshire East are in local cemeteries and churchyards.

P24-35: 5 (Demographic context):

5.2.1-3: The latest NOMIS labour market statistics (and the CEC web site) puts the mid-2017 Cheshire East population at 378,800 and the figure for England at 55,619,400, giving a 2.3% increase for Cheshire East and a 4.9% increase for England over the 6-year period; and a 5.6% increase for Cheshire East and a 6.4% increase for England over the year 2016-2017. This shows the population growth rate in Cheshire East has doubled and is approaching that for England as a whole.

5.2.8 The latest ONS 2016-based population projection for Cheshire East in 2039 is 398,200, giving an increase of 24,000. This is only 6.4% - quite a bit less than 8.6%. The corresponding figure for England is 61,535,000 - an increase of 13.3%. So the projected percentage population increase for Cheshire East is a little less than half that for England.

5.32: I have not checked this bar chart, but it cannot have been sourced from the 2011 census because it is statistics for 2016.

5.3.6: Again this table does not match the latest ONS estimates:

Age band 2018 2039 Change Change

0-4 19,900 19,100 (800) -4.0%

5-9 22,000 20,400 (1,600) -7.0%

10-14 21,700 21,600 (100) -0.5%

15-19 19,400 20,900 1,500 7.7%

20-24 17,100 17,100 0 0.0%

25-29 19,400 19,000 (400) -2.1%

30-34 19,800 19,200 (600) -3.0%

35-39 21,500 19,000 (2,500) -11.6%

40-44 22,300 22,100 (200) -0.9%

45-49 28,000 24,800 (3,200) -11.0%

50-54 30,000 24,500 (5,500) -18.3%

55-59 28,000 24,300 (3,700) -13.2%

60-64 23,500 23,000 (500) -2.1%

Tot<65 292,600

275,000

(17600) -6%

65-69 23,200 26,500 3,300 14.2%

70-74 23,500 27,700 4,200 17.8%

75-79 16,100 25,000 8,900 55.2%

80-84 12,100 18,600 6,500 53.7%

85-89 7,500 13,600 6,100 81.3%

90+ 4,500 11,700 7,200 160.0%

Tot>64 86,900

123,100

36,200 41.7%

All ages 379,300

398,200 18,900 5.0%

i.e. The number of residents under 65 will decrease by 17,600 (4.6% of all residents) and the number over 64 will increase by 36,200 (9.5% of all residents).

5.3.8-9: This table and bar chart also needs updating.

5.4.1 Figure 21: The ONS source is 2012 data, which cannot be correct

5.4.5: The ONS 2016-based statistics for Cheshire East give projected deaths in 2039 as 4995. I cannot find the corresponding figures for England; ONS only gives figures for England and Wales.

5.7.1-3: The projected population increase needs updating, but in any case the ONS figure of a about 5,000 deaths projected in Cheshire East in 2039 (as opposed to 3,930 in 2017) has already been quoted, so this should be sufficient in itself; presumably it takes all the factors into account. It will probably decrease if the average lifespan stops increasing as a result of current unhealthy lifestyle trends (obesity and excessive alcohol consumption). I note that 2,057 of the 4,995 projected deaths in 2039 are of people over 90. Since many of those people will be living in care homes in the towns, the increase in deaths will not necessarily be in rural areas. According to the latest figures, Congleton West had a higher number of residents over-90 than any other ward in Cheshire East, and its death rate is correspondingly high (see 7.1.6).

P36-45: 6 (Legal Context): This is good: The legislation with regard to cemeteries is clearly laid out, so that it can be understood by a layman. I am not in a position to do a factual check, but I assume it is all true.

P46-70: 7 (Key issues and areas for development): Why do people opt for burial over cremation? Why is this not expected to change in the foreseeable future? Has consideration been given to making cremation more attractive in comparison to burial? Obviously such a campaign would need to be aimed at customers for pre-paid funerals, but it could have a knock-on effect on people who plan their funerals on sentimental rather than principles laid down by their religion (Orthodox Jews, Muslims, Orthodox Christians), whose traditions must be respected. At the very least, coffin burials should be restricted to a few CEC cemeteries where there is plenty of capacity; the additional drive-time should act as a discouragement to coffin-burials except where there is strong motivation. Religious groups should be encouraged to create their own cemeteries as charitable institutions, which could be restricted to their adherents and designed to provide a sympathetic environment for their faith. Caskets for ashes buried in CEC cemeteries should be restricted in size and in the size of the allocated plot, which could accommodate a number of caskets. Thought could be given to making this option attractive to local families and also to publicising the general location of such burials for more scattered families (e.g. optionally publishing on a web site a list of persons whose ashes are buried in each cemetery, with attractive photos). A general memorial wall could replace individual memorials, with actual locations being numbered rather than named.

P71: 8 (Vision, policies and objectives):

8.3: This implies devolution of cemeteries for management of town and parish councils. Would funding accompany this devolution? What if local councils were unwilling?

8.4: Squeezing more graves into existing cemeteries will provide only a few extra spaces and may spoil their peaceful character.

8.5: Fee structure may be a way of encouraging cremation.

8.6 If possible exclusive rights of burial should be reserved for families with a number of members living locally. For more scattered families it could be replaced with a compromise system allowing more flexibility about further burials but also allowing visiting relatives to pay their respects at a particular spot. Probably that would only be possible for cremations.

Nantwich Town Council

Thank you for your e-mail and the opportunity to comment on the above strategy.

Unfortunately Nantwich Town Council will not be able to make a full response without information relating to the following issues relating to the possible transfer of existing facilities.

- Will the proposed transfer only relate to the transfer of Whitehouse Lane or will the Town Council be expected to take over All Saints Churchyard?
- Will any transfer be accompanied by a budget and if so for how long?
- Will there be any staff TUPE transfer from Orbitas or ANSA?
- Will the Town Council be offered equipment for maintenance or will it be expected to continue to use ANSA and Orbitas staff?
- Will the Town council be allowed to employ its own contractor or undertake maintenance using its own staff?
- Will Cheshire East expect the cemetery be available to residents who live outside the Nantwich Town council or will the Town Council be able to restrict burial plots to those who pay the Town Council precept?
- Which cemeteries will be available to parishes which do not have an existing facility within their boundaries e.g. Stapeley?
- Depending on the answers to the above will the Town Council be allowed to introduce differential pricing for precept / non precept payers?

Kind regards

Town Clerk, Nantwich Town Council

Poynton Town Council

I am responding to the consultation on behalf of Poynton Town Council. The Town Council's response is that Poynton is not mentioned in the consultation, although St George's parish churchyard is full regarding new burials, as interments may still take place in family graves.

Kind regards,

Town Clerk.

Sandbach Town Council

Dear CEC,

Please see below Sandbach Town Council's response to the Cemeteries Consultation.

Proposed response from Sandbach Town Council by 14 September 2018.

Sandbach Town Council have reviewed the Draft Cheshire East Cemeteries Strategy.

Whilst it is able to support Section 9 - Cemetery Strategy Short Term, making more efficient use of the existing cemeteries, there are issues with the proposals in section 10 and 11.

Sandbach Town Council request that the useful life of the award winning Sandbach Cemetery is extended by incorporating the adjoining council owned land to the south of the existing cemetery currently used as a football pitch. Local residents have understood that the playing field had been allocated to cemetery expansion. This would provide an additional principal Cheshire East cemetery close to the geographic centre of the borough, it would improve provision in a town that expects a 40% increase in population during the period of the Local Plan, and could optimise travel times for both funerals and family visits when compared to the two principal cemetery proposal.

Sandbach Town Council propose the inclusion of a fourth point under 10 Cemetery Strategy Medium Term "Progress the development of the extension of Sandbach Cemetery."

Point 10.3 is not derived from the main body of the report, if it is to be included as a recommendation then much greater detail should be included in the strategy report.

However Sandbach Town Council have major concern with the long term strategy of CEC maintaining only two open cemeteries in the borough, i.e. Crewe and Macclesfield.

- It is important to keep the Sandbach Cemetery open
- Central location within Cheshire East, with good road access.
- CEC already own adjoining land that is designated for cemetery expansion
- The Sandbach Cemetery operates to a high, award winning standard.
- Sandbach expects its population to increase by 40% by 2030.

On behalf of Sandbach Town Council Planning Committee.





Working for a brighter future together

Environment and Communities Committee Report

Date of Meeting:	11 November 2021
Report Title:	Draft Housing Supplementary Planning Document
Report of:	Paul Bayley - Director of Environment and Neighbourhood Services
Report Reference No:	EC/13/21-22
Ward(s) Affected:	All Wards

1. Executive Summary

- 1.1.** This report seeks approval to publish the final draft Housing Supplementary Planning Document ("SPD") along with its Report of Consultation for public representations for a period of a minimum of four weeks.
- 1.2.** Ensuring the delivery of affordable homes is a priority within the Corporate Plan 2021-2025 which states "enable access to well designed, affordable and safe homes for all our residents". Providing additional guidance on housing, including affordable housing, contributes to the overall Vision for the Council to be:
 - Open** – the SPD provides additional guidance to support the implementation of existing planning policies.
 - Fair** – the SPD supports existing planning policies on affordable housing, to enable residents to access housing to meet the needs of all residents, including vulnerable and older people.
 - Green** – the SPD, in supporting the delivery of affordable homes should provide appropriate housing options for residents to reside close to employment opportunities.
- 1.3.** The initial draft of the Housing SPD was published for consultation between the 26 April 2021 and Monday 07 June 2021. It has been amended in response to comments received during that consultation. The report of consultation summarises the feedback and explains how comments have been addressed (appendix 1).

- 1.4. A screening exercise has been carried out to determine whether the draft Housing SPD gives rise to the need for further Sustainability Appraisal or Appropriate Assessment (under the Habitats Regulations). This screening assessment was consulted upon, alongside the draft Housing SPD and concludes that further assessment is not necessary (Appendix 3).
- 1.5. Once adopted, the SPD will provide additional planning policy guidance on the implementation of LPS policies SC4 'residential mix', SC5 'affordable homes' and SC6 'rural exceptions housing for local needs'. The SPD will also be a material consideration in decision making and support the delivery of key policies in the Local Plan Strategy.

2. Recommendations

- 2.1. To consider the feedback received to the draft Housing SPD public consultation exercise held between the 26 April 2021 and Monday 07 June 2021 and how it has been addressed in the Report of Consultation (appendix 1)
- 2.2. To agree to the publication of the final draft Housing SPD (appendix 2) and report of consultation (appendix 1) for public representations for a period of a minimum of four weeks.
- 2.3. To publish the associated Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report ("SEA") (appendix 3).
- 2.4. To publish the associated Equalities Impact Assessment Screening Report ("EQIA") (appendix 4).

3. Reasons for Recommendations

- 3.1. An SPD is not part of the statutory development plan. It is a recognised way of putting in place additional planning guidance and is a material consideration in determining planning applications in the borough.
- 3.2. The supporting information to policies SC4 (residential mix), SC5 (affordable homes) and SC6 (rural exceptions housing for local needs) in the Local Plan Strategy ("LPS") anticipate the production of an SPD, to provide additional guidance on the implementation of policies on residential mix, including older persons accommodation and supported housing, alongside the provision of affordable housing in the borough.
- 3.3. Public consultation on the draft housing SPD took place between the 26 April 2021 and Monday 07 June 2021. A total of 119 comments were received from 29 parties. A Report of Consultation has been prepared summarising the main issues raised and explaining how these issues have been addressed. The next step would be for the Council to publish the final

draft of the Housing SPD and Report of Consultation and seek public representations on them for a period of a minimum of four weeks.

- 3.4. Providing clear guidance up front about policy expectations should enable applicants to better understand policy requirements. The SPD should assist applicants when making relevant planning applications, and the Council in determining them.

4. Other Options Considered

- 4.1. The Council could choose not to prepare an SPD on these matters. Any relevant planning application would continue to be assessed against existing planning policies. However, this would not allow the Council to provide additional practical guidance on this matter or give clarity to the approach that should be employed by all parties in a consistent way that gives certainty to applicants and decision makers, for example on how financial contributions toward affordable housing are expected to be calculated

5. Background

- 5.1. The Council's Corporate Plan (2021-25) sets out three aims. These are to be open, fair and green. In striving to be a fair Council, a key objective is to reduce health inequalities across the borough, addressing issues of poor-quality housing and delivering housing to meet the needs of all residents, including vulnerable and older people. As such, this SPD sets out guidance on policies contained in the LPS that will support delivery of this ambition.
- 5.2. One of the key strategic priorities of the LPS is for the Plan to support the establishment and maintenance of sustainable communities. The LPS seeks to support the delivery of an appropriate mix of house types, sizes and tenures including affordable housing to meet the borough's needs. The LPS also seeks to support and enable vulnerable and older people to live independently, and for longer (LPS Strategic Priority 2, points 1 (ii) & (iii)).
- 5.3. The LPS includes policy SC4 (residential mix) which sets out how residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes. It also includes reference to the housing 'offer' appropriately responding to the needs of residents as they grow older. The policy includes additional requirements for accommodation designed specifically for the elderly and people who require supported and specialist accommodation.
- 5.4. The LPS establishes the overall need for affordable housing in the borough, that is the need for a minimum of 7,100 homes over the plan period up to 2030, which equates to an average of 355 homes per year.

- 5.5.** The LPS contains two policies of relevance to the delivery of affordable homes. Policy SC5 (affordable homes) ensures that new residential development makes an appropriate contribution to the delivery of affordable homes, setting a threshold for when affordable homes are required to be delivered by sites. Policy SC6 (rural exceptions housing for local needs) provides additional guidance on the delivery of rural exception housing sites.
- 5.6.** This SPD aims to give greater clarity to developers, landowners and communities, focused on the issues of residential mix and the provision of affordable housing. The draft Housing SPD provides additional guidance to applicants on how they should respond to the policy requirements in the LPS. It also 'signposts' sources of information, including relevant documentation and Council services.
- 5.7.** The draft SPD has been jointly prepared by Strategic Planning and Strategic Housing. There has also been informed by input from Adult Services and Commissioning teams.
- 5.8.** Subject to the approval of the recommendations of this report, the SPD will be consulted on in accordance with the council's Statement of Community Involvement for a period of a minimum of four weeks.
- 5.9.** The process for preparing an SPD is similar in many respects to that of a local plan document. However, they are not subject to independent examination by the Planning Inspectorate. There are several stages in their production:

Stages in producing a Supplementary Planning Document	Timing
Publish the initial draft SPD for public consultation	April / June 2021
Consider feedback received and make any changes necessary	Current Stage
Publish the final draft SPD, along with a consultation statement setting out who has been consulted in its preparation, the main issues raised in feedback and how those issues been addressed in the final draft SPD;	
Having considered representations, the SPD may then be adopted;	
Following adoption, the SPD must be published and made available along with an adoption statement in line with the 2012 Regulations. The adoption of the SPD may be challenged in the High Court by way of judicial review within 3 months of its adoption.	

- 5.10.** Public consultation on the initial draft housing SPD took place between the 26 April 2021 and Monday 07 June 2021. A total of 119 comments were received from 29 parties. A summary of all the key issues raised alongside

a proposed Council response is attached in Appendix 1. Several key issues raised included: -

- 5.10.1.** Progress on the SPD should be delayed until the emerging Site Allocations and Development Policies document (“SADPD”) has been examined and adopted. Alternatively, all references to policies in the SADPD should be removed from the SPD;
 - 5.10.2.** The SPD should consider additional guidance on wildlife, density local character and the historic environment;
 - 5.10.3.** The SPD should be less prescriptive and allow for greater flexibility on matters including housing mix which takes account of up to date market demand and data;
 - 5.10.4.** The viability implications of the SPD need to be considered;
 - 5.10.5.** The SPD needs to be updated to reflect current government guidance on First Homes;
 - 5.10.6.** Given the climate emergency, recognised by the Council, the SPD should go further on improving environmental standards and, for example, supporting well-designed 20-minute walkable neighbourhoods;
 - 5.10.7.** Ongoing impacts of the Covid-19 pandemic on, for example, homeworking, importance of access to green infrastructure should be reflected in the SPD.
- 5.11.** Several amendments have been made to the document in the light of comments made, including: -
- 5.11.1.** References to policies contained in the emerging SADPD have been removed from the SPD. The SADPD, once adopted, will contain policies on housing mix, specialist housing. It will also include energy efficiency, space standards and accessibility and wheelchair standards. There is no need to duplicate or provide additional guidance on these matters in the housing SPD.
 - 5.11.2.** Guidance on First Homes, a specific kind of discounted market sale housing has been included in the SPD. First Homes are considered to meet the definition of affordable housing for planning purposes.
 - 5.11.3.** References to the importance of Green Infrastructure and access to nature have been added to the document.
- 5.12.** Once adopted, the effectiveness of this SPD will be monitored as part of the Authority Monitoring Report, using information from planning applications and decisions. The outcome of this ongoing monitoring work will help inform future decisions about the SPD

6. Consultation and Engagement

- 6.1.** It is proposed that the draft SPD will be subject to a minimum of four weeks consultation. Following this, all comments will be considered, and changes made to the SPD, as appropriate, before a final version of the SPD is prepared for approval and further consultation.

7. Implications

7.1. Legal

- 7.1.1.** The Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Development) (England) Regulations 2012 provide the statutory Framework governing the preparation and adoption of SPDs. These include the requirements in Section 19 of the 2004 Act and various requirements in the 2012 Regulations including in Regulations 11 to 16 that apply exclusively to producing SPDs.
- 7.1.2.** Amongst other things, the 2012 regulations require that an SPD contain a reasoned justification of the policies within it and for it not to conflict with adopted development plan policies.
- 7.1.3.** The National Planning Policy Framework and the associated Planning Practice Guidance also set out national policy about the circumstances in which SPDs should be prepared.
- 7.1.4.** SPDs provide more detailed guidance on how adopted local plan policies should be applied. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. SPDs are capable of being a material consideration in planning decisions but are not part of the development plan.

Strategic Environmental Assessment

- 7.1.5.** Strategic Environmental Assessment involves evaluation of the environmental impacts of a plan or programme. The requirement for SEA is set out in the European Directive 2001/42/EC adopted into UK law as the “Environmental Assessment of Plans or Programmes Regulations 2004”.
- 7.1.6.** The SEA Directive sets out a legal assessment process that must be followed. Often within the planning context, the SEA requirements are met by incorporating it within a Sustainability Appraisal (“SA”), which is a requirement for development plan documents.
- 7.1.7.** There is no legal requirement for SPDs to be accompanied by SA, and this is reinforced in Planning Practice Guidance (PPG ref: 11-008- 20140306). However, “in exceptional circumstances” there may be a requirement for SPDs to undertake Strategic Environmental Assessment where it is felt they may have a likely significant effect

on the environment that has not been assessed within the SEA/SA of the local plan.

- 7.1.8.** A screening assessment has been undertaken (in Appendix 3) which has determined that a SEA (or an appropriate assessment under the Habitats Regulations) is not required for the SPD.

7.2. Finance

- 7.2.1.** There are no significant direct financial costs arising from consultation on the SPD. The costs of printing and the staff time in developing the SPD are covered from existing budgets of the planning service.

7.3. Policy

- 7.3.1.** The SPD will expand and amplify existing development plan policies relating to the provision of affordable housing.

7.4. Equality

- 7.4.1.** The Council has a duty under Section 149 of the Equalities Act to have due regard to the need to: eliminate discrimination; advance equality of opportunity between persons who share a “relevant protected characteristic” and persons who do not share it; foster good relations between persons who share a “relevant protected characteristic” and persons who do not share it.
- 7.4.2.** The draft Housing SPD provides further guidance on the provision of affordable homes and additional guidance on policy SC4 ‘residential mix’. The SPD is consistent with the LPS which was itself the subject of an Equalities Impact Assessment (EQiA) as part of an integrated Sustainability Appraisal. The initial draft SPD was supported by an EQiA. An updated version of the draft housing SPD EQiA has been prepared (appendix 4) and will be published alongside the draft SPD for comment.

7.5. Human Resources

- 7.5.1.** There are no direct implications for human resources.

7.6. Risk Management

- 7.6.1.** The subject matter of the report does not give rise for any particular risk management measures because the process for the preparation of an SPD is governed by legislative provisions (as set out in the legal section of the report).

7.7. Rural Communities

- 7.7.1.** The draft Housing SPD seeks to provide further guidance on the provision of rural exception sites for local affordable housing needs in the borough.

7.8. Children and Young People/Cared for Children

- 7.8.1.** The draft SPD seeks to provide additional guidance on the provision of affordable housing in the borough. The appropriate provision of affordable housing can help support sustainable communities that offer a wide range of housing types and tenures and are socially inclusive.

7.9. Public Health

- 7.9.1.** The draft SPD highlights the importance of appropriate residential choices to support and enable residents to live independently and match their current and future aspirations and requirements.

7.10. Climate Change

- 7.10.1.** The draft SPD highlights the importance of applicants for / or including homes to reduce their carbon footprint in the design, construction and occupation of homes (including affordable homes), including through following the energy hierarchy set out in the Local Plan Strategy.

Access to Information	
Contact Officer:	Tom Evans Neighbourhood Planning Manager Tom.Evans@cheshireeast.gov.uk 01625 650023
Appendices:	Appendix 1: Draft Housing Report of Consultation Appendix 2: Draft Housing Supplementary Planning Document Appendix 3: SEA / HRA Screening Report Appendix 4: Draft Equalities Impact Assessment Screening Report
Background Papers:	N/A

Cheshire East Local Plan

Report of Consultation: Draft Housing Supplementary Planning Document

November 2021

Working for a **brighter future**  together



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Contents

1. Introduction	2
2. Consultation documents	2
3. Document availability	2
4. Publicity and engagement.....	2
Consultation notifications	2
Other publicity	3
5. Submitting comments.....	3
6. Representations received	4
Appendix 1: Example notification letters and emails	6
Appendix 2: Screen shots from the Council website / Twitter page / SP Update	11
Appendix 3: Press release	16
Appendix 4: Consultation response forms	17
Appendix 5: Summary of key issues and response	20

1. Introduction

- 1.1 The final draft Housing Supplementary Planning Document provides additional guidance on existing development plan policies found in the Cheshire East Local Plan Strategy (adopted July 2017), particularly focused on policies SC4 'residential mix', SC5 'affordable homes' and SC6 'rural exception sites for local needs'.
- 1.2 The initial draft Housing SPD was published for six weeks consultation between the 26 April 2021 and the 07 June 2021. This report of consultation provides further details on the consultation exercise on the initial draft Housing SPD.

2. Consultation documents

- 2.1 Comments were invited on the initial draft Housing SPD. A Strategic Environmental and Habitats Regulations Assessment Screening Assessment was also prepared as an appendix to the SPD and published alongside the consultation document for comment.

3. Document availability

- 3.1 Electronic copies of the consultation documents were made available on the council's consultation portal which could be accessed through the Council's website.
- 3.2 Printed copies of the consultation document were made available for inspection at public libraries in Cheshire East during opening hours.

4. Publicity and engagement

Consultation notifications

- 4.1 Notification of the consultation was sent to all active stakeholders on the council's Local Plan consultation database. This consisted of 458 printed letters and 2,524 e-mails sent on the 27 April 2021. The stakeholders on the consultation database included residents of Cheshire East, landowners and developers, as well as planning consultants, businesses and organisations, including statutory consultees.
- 4.2 Letters and e-mails were also sent to all town and parish councils in Cheshire East, elected members and MPs.
- 4.3 Examples of notification emails and letters are included in Appendix 1.

Other publicity

- 4.4 A number of pages on the Cheshire East Council website provided information and links to the consultation. These pages included:
- The homepage (in the ‘have your say’ section): www.cheshireeast.gov.uk
 - The Cheshire East Supplementary Planning Documents webpage: https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/supplementary_plan_documents/supplementary_plan_documents.aspx
 - The Council’s Twitter Page: <https://twitter.com/CheshireEast>
- 4.5 Screenshots of webpages and twitter feed can be viewed at Appendix 2.
- 4.6 The Strategic Planning Update (May 2021 edition) also included information on the consultation on the initial draft Housing SPD. The Strategic Planning Update is sent to Town and Parish Council’s in Cheshire East and published on the Council’s website. An extract of the text is included in Appendix 2.
- 4.7 A media statement was issued informing people of the consultation. A copy of the media release is included in Appendix 3.

5. Submitting comments

- 5.1 Comments could be submitted in several ways:
- Using the online consultation portal, linked from the Council’s website: https://cheshireeast-consult.objective.co.uk/portal/planning/spd/draft_housing_spd;
 - By email to planningpolicy@cheshireeast.gov.uk;
 - By post to Strategic Planning (Westfields), C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ.
- 5.2 Printed copies of consultation response forms were available for people to take away from public libraries during opening hours. The form could also be downloaded from the Council’s website. A copy of the response form is shown in Appendix 4.
- 5.3 Information on how to submit comments was included on the consultation portal; in the printed and PDF versions of the draft SPD; and on the printed comments form.

6. Representations received

- 6.1 In total, 119 comments were received from 29 parties. This includes a late representation received by the Defence Infrastructure Organisation. These comments can be viewed on the consultation portal at: https://cheshireeast-consult.objective.co.uk/portal/planning/spd/draft_housing_spd
- 6.2 The comments received covered a range of topics and issues. The main issues raised during the consultation included: -
- Progress on the SPD should be delayed until the emerging Site Allocations and Development Policies document (“SADPD”) has been examined and adopted. Alternatively, all references to policies in the SADPD should be removed from the SPD;
 - The SPD should consider additional guidance on incorporating features beneficial to wildlife and provide opportunities to enhance local character and distinctiveness;
 - The SPD should make reference to ‘low density areas’ and include maps to highlight those locations;
 - The SPD should include a reference to site maintenance;
 - The SPD should be less prescriptive and allow for greater flexibility on matters, including housing mix, which takes account of up to date market demand and data;
 - The viability implications of the SPD need to be considered alongside other SPDs in development, such as the Biodiversity Net Gain SPD. The implications of the SPD on the Community Infrastructure Levy also should be considered;
 - The SPD needs to be updated to reflect current government guidance on First Homes;
 - Given the climate emergency declared by the Council, the SPD should go further on improving environmental standards and, for example, supporting well-designed 20-minute walkable neighbourhoods;
 - Ongoing impacts of the Covid-19 pandemic on, for example, homeworking, importance of access to green infrastructure should be reflected in the SPD;
 - The SPD should emphasise the importance of green infrastructure and supporting local character in design;
 - The SPD should refer to the legislative requirements of the Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Sites) Direction 2002 (brought into effect by DfT/ODPM Circular 1/2003),

particularly in respect of development near to Manchester Airport and also the requirements of the Ministry of Defence.

- Confirmation required in the SPD as to whether valuations should be undertaken by a qualified valuation expert.

6.3 A full summary of the key issues raised alongside the Council's response and how the SPD has been amended as a result is set out in Appendix 5.

Appendix 1: Example notification letters and emails



Working for a brighter future together

To: Town and Parish Councils

Strategic Planning
Westfields, Middlewich Road
Sandbach
CW11 1HZ

Tel: 01270 685893 (please leave a message)

Email: planningpolicy@cheshireeast.gov.uk

DATE: 26/04/2021 OUR REF: SPD

Dear Town or Parish Clerk,

Cheshire East planning policy documents consultation.

Cheshire East Council has published two planning policy-related documents for consultation:

Final Draft Houses in Multiple Occupation Supplementary Planning Document ("HMO SPD")

Consultation took place between 26th October 2020 and 23rd December 2020 on the initial Draft HMO SPD.

The Final Draft HMO SPD has been now been published alongside a Report of Consultation. The Report of Consultation sets out the responses received to the initial Draft HMO SPD and how they have been taken into account in the final version.

The HMO SPD provides guidance for all parties involved in the planning application process, explaining how Cheshire East Council will assess planning applications that involve the change of use (or extension) of buildings to HMOs across the Borough.

Representations are invited to be made about the Final Draft HMO SPD and the Report of Consultation between the 26 April 2021 and 5:00pm on 7 June 2021. Further information is available on the council's consultation portal:

<https://cheshireeast-consult.objective.co.uk/portal/planning/spd/>

Draft Housing Supplementary Planning Document ("Housing SPD")

The Draft Housing SPD has been published for consultation and provides further guidance on the implementation of policies in the Local Plan, including SC4 'residential mix', SC5 'affordable homes' and SC6 'rural exceptions housing for local needs' of the Local Plan Strategy. This is the first stage of consultation on the SPD which, once adopted, will be a material consideration in decision-taking.

OFFICIAL

All other enquiries **0300 123 5500**

www.cheshireeast.gov.uk

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The consultation will run from 26 April 2021 to 5:00pm on 7 June 2021. Further information is available on the council's website at:

<https://cheshireeast-consult.objective.co.uk/portal/planning/spd/>

We would be very grateful if your council is able to assist us in publicising these consultations; for example by posting a link on your website; including a short note in any parish newsletter or similar.

Please do not hesitate to contact the Strategic Planning Team using the details at the top of this letter should you require further information on any of these consultations.

Yours sincerley,

A handwritten signature in black ink, appearing to read 'J Owens', with a large initial 'J' and a stylized 'O'.

Jeremy Owens
Development Planning Manager

OFFICIAL

OFFICIAL



Working for a brighter future together

«Given_Name» «Family_Name»
«Address_Line_1»
«Address_Line_2»
«Address_Line_3»
«Post_Town» «County»
«Post_Code»

Strategic Planning
Westfields, Middlewich Road
Sandbach
CW11 1HZ

Tel: 01270 685893 (please leave a message)
Email: planningpolicy@cheshireeast.gov.uk

DATE: 26/04/2021 OUR REF: SPD

Dear, «Given_Name» «Family_Name»

Cheshire East planning policy documents consultation

You have received this letter as you have previously responded to a local plan consultation or you have asked to be kept informed of future local plan consultations. The council has published two planning policy documents for consultation.

Final Draft Houses in Multiple Occupation Supplementary Planning Document (“HMO SPD”)

Consultation took place between 26th October 2020 and 23rd December 2020 on the initial Draft HMO SPD.

The Final Draft HMO SPD has been now been published alongside a Report of Consultation. The Report of Consultation sets out the responses received to the initial Draft HMO SPD and how they have been taken into account in the final version.

The HMO SPD provides guidance for all parties involved in the planning application process, explaining how Cheshire East Council will assess planning applications that involve the change of use (or extension) of buildings to HMOs across the Borough.

Representations are invited to be made about the Final Draft HMO SPD and the Report of Consultation between the **26 April 2021** and **5:00pm on 7 June 2021**. Further information is available on the council's consultation portal: <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/>

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OFFICIAL

All other enquiries **0300 123 5500**

www.cheshireeast.gov.uk

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The consultation will run from **26 April 2021** to **5:00pm on 7 June 2021**. Further information is available on the council's website at:

<https://cheshireeast-consult.objective.co.uk/portal/planning/spd/>

Please do not hesitate to contact the Strategic Planning Team using the details at the top of this letter should you require further information on any of these consultations.

Yours sincerley,

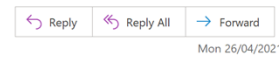
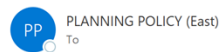
A handwritten signature in black ink, appearing to read 'J Owens', with a stylized flourish at the end.

Jeremy Owens
Development Planning Manager

OFFICIAL

OFFICIAL

[OFFICIAL] Cheshire East planning policy documents consultations



To whom it may concern,

You have received this email as you have previously responded to a local plan consultation or you have been asked to be kept informed of future local plan consultations. The council has published two planning policy-related documents for consultation:

Final Draft Houses in Multiple Occupation Supplementary Planning Document ("HMO SPD")

Consultation took place between 26th October 2020 and 23rd December 2020 on the initial Draft HMO SPD.

The Final Draft HMO SPD has been now been published alongside a Report of Consultation. The Report of Consultation sets out the responses received to the initial Draft HMO SPD and how they have been taken into account in the final version.

The HMO SPD provides guidance for all parties involved in the planning application process, explaining how Cheshire East Council will assess planning applications that involve the change of use (or extension) of buildings to HMOs across the Borough. Representations are invited to be made about the Final Draft HMO SPD and the Report of Consultation between the **26 April 2021 and 5:00pm on 7 June 2021**.

Further information is available on the council's consultation portal: <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/>

Draft Housing Supplementary Planning Document ("Housing SPD")

The Draft Housing SPD has been published for consultation and provides further guidance on the implementation of policies in the Local Plan, including SC4 'residential mix', SC5 'affordable homes' and SC6 'rural exceptions housing for local needs' of the Local Plan Strategy. This is the first consultation on the SPD which, once adopted, will be a material consideration in decision-taking.

The consultation will run from **26 April 2021 to 5:00pm on 7 June 2021**. Further information is available on the council's website at:

<https://cheshireeast-consult.objective.co.uk/portal/planning/spd/>

Please do not hesitate to contact the Strategic Planning Team at planningpolicy@cheshireeast.gov.uk or telephone 01270 685893 (please leave a message) should you require further information on any of these consultations.

Yours sincerely,

Jeremy Owens
Development Planning Manager

www.cheshireeast.gov.uk



Appendix 2: Screen shots from the Council website / Twitter page / SP Update

The screenshot displays the Cheshire East Council Consultation Portal. The header includes the council logo, the title 'Consultation Portal', and links for Accessibility, Privacy, Home, and Contact Us. A search bar and navigation links (Login / Register, Who Said What?, Help, Print) are also present.

The main content area is titled 'Draft Housing Supplementary Planning Document' and includes the following sections:

- Consultation Document**: A paragraph explaining the purpose of the document and a link to download it.
- Submit your views**: A paragraph explaining how to submit comments online or by email, and a link to the comments form.
- Further information**: A paragraph providing contact details for the Strategic Planning Team.

A button labeled 'Read and comment on document' is visible below the text.

Below the button is a table with the following information:

Event information	Supporting Documents	All Comments
Access: Login required		
Status: open (From 26/04/21 09:15 to 07/06/21 17:00)		
Privacy: If you take part, your name may be displayed, your answers may be displayed, your town/city will not be shown		
Description: Submit your representations on the Draft Housing Supplementary Planning Document		
Organisation: Cheshire East Council		
Contact Name: Strategic Planning Team		
Contact Email: planningpolicy@cheshireeast.gov.uk		
Contact Telephone: 01270 685893 (please leave a message)		
Other Contact Information: Strategic Planning (Westfields) c/o Municipal Buildings Earle Street Crewe CW1 2BJ		
Subject: Local development plans, Planning (town and country), Local development, Local Development Framework		



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[A to Z site index](#)


Coronavirus - COVID-19

Supporting you during the COVID-19 outbreak

I want to find...

Jobs at the Council >	Library books to renew or reserve >	Care and support for children and adults >
Payments to the Council >	Council Tax >	Housing >
Bins and recycling >	Benefits entitlements >	Leisure, culture and events >
Planning and planning applications >	Business and Business Rates >	Births, marriages and deaths >
Schools and education >	Roads and pavements >	Rangers and outdoor recreation >
Council and democracy >	Car parks and parking >	Environment >
	Bus timetables and travel information >	

In Focus



Say 'Hi' to the high street campaign launched

People welcomed back safely to borough's retail offer

News

26/04/2021 - Council launches consultations on housing documents >

26/04/2021 - Cheshire East Council's Annual General Meeting 4 May 2021 >

26/04/2021 - Make sure you are ready to have your say on 6 May >

26/04/2021 - Cheshire East Council working with the HSE to make sure businesses are Covid-secure >

21/04/2021 - Council to consult on homelessness strategy >

[Public Notices](#) | [Media Hub >>](#)

Have your say

Consultations


- [Final Draft Houses In Multiple Occupation Supplementary Planning Document - closes 7 June 2021](#)
- [Draft Housing Supplementary Planning Document - closes 7 June 2021](#)
- [What Is Important when you contact us? - closes 19 May 2021](#)
- [Day opportunities questionnaire - closes 5pm on 31 May 2021](#)
- [Cheshire East active travel - have a say on your town Tranche 1 ongoing](#)
- [Join the digital influence panel](#)



livewell

Cheshire East

Live Well Cheshire East offers a range of services so you can find support, care and social activities for yourself or a loved one.



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Coronavirus - COVID-19

[Viewing our page for COVID-19 updates](#)

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Cheshire East Council Consultations

Welcome to Cheshire East Council's Consultation portal - please browse our current consultation topics:

- [Read about Council accessibility](#)
- [View Equality Impact Assessments for the individual consultations](#)

Current consultations

What is important to you when you contact us?

Here at Cheshire East Council, we strive to provide a suitable and accessible service for all. To help us achieve this, as part of our ongoing improvements and customer experience surveys, we would like to understand what would be most important to you if you were to contact the council, what we need to provide, and where we need to improve.

Some of the questions are linked to past experience with contacting the council, but not all of them, you can answer the majority of questions based on what you would like to see if you had been to contact the Council in the future.

- [What is important when you contact us?](#)

Please submit your response by **15 May 2021**.

Cheshire East Day Opportunities Questionnaire

If you, or members of your family or community, you have caring responsibilities for someone day opportunities, day opportunities may be suitable for your future support to have from you.

To help us plan and develop services for the future, we want to understand how you feel about current day opportunities, if the service offered meets your current and future expectations and what ideas you might have for some opportunities.

- [Cheshire East Day Opportunities questionnaire](#)
- [Long Road Housing: What do you like about day opportunities?](#)

Please submit your response by **Monday 11 May 2021**.

If you would like further information on the engagement process, contact Day Opportunities at Cheshire East, so to request a paper version please contact adult.team@cheshireeast.gov.uk or general.enquiries@cheshireeast.gov.uk

Final Draft Houses in Multiple Occupation Supplementary Planning Document

The Final Draft Houses in Multiple Occupation Supplementary Planning Document (HMO SPD) has been published for representations alongside a Report of Consultation. The Final Draft HMO SPD provides guidance for all parties involved in the planning application process, explaining how Cheshire East Council will assess planning applications that involve the change of use for extension of buildings, extensions to multiple occupation across the Borough.

- [View the Final Draft Houses in Multiple Occupation Supplementary Planning Document page for representations](#)

Please submit your views by **Monday 7 June 2021**.

Draft Housing Supplementary Planning Document

The Draft Housing Supplementary Planning Document (Housing SPD) has been published for consultation. The Draft Housing SPD provides guidance on the higher number of policies in the Local Plan, including 'Self-catering use', 'New affordable homes' and 'New local employment housing for local needs' of the Local Plan Strategy. This is the first stage of consultation on the SPD which, once adopted will be a statutory document to be used in decision making.

- [View the Draft Housing Supplementary Planning Document page for more information and to submit your views](#)

Please submit your views by **Monday 7 June 2021**.

Homelessness and Rough Sleeping Strategy Consultation

Cheshire East Council has drafted a homelessness and Rough Sleeping Strategy, which it is now carrying out a 12 week consultation on.

- [View your views on the Homelessness and Rough Sleeping Strategy](#)

Please submit your response by **15 July 2021**.

On-going consultations

Cheshire East active travel - have a say on your town!

We are looking to make the towns in Cheshire East more accessible by improving walking and cycling facilities. These improvements are taking place in two clusters (see below).

The consultation on the Towns 2 proposals within Green, Blue and Red, Congleton and Wilmslow and the update to the Towns 1 scheme proposed in Sandbach is now closed. Your feedback on the scheme is being collated and analysed and will be made available on the website Active Travel webpage. A consultation report will be produced on the Towns 2 scheme which will help to inform how the Department of Transport funding can be best spent within Cheshire East. The consultation on the Towns 1 scheme will be 11 May to 11 March 2021.

The consultation for other Towns 1 schemes is **ongoing** and we want to hear your comments.

- [Learn more about the project and how you can help](#)
- [View the Consultation Plan PDF \(100K\) that sets out how the Council will engage stakeholders on the various locations of the scheme](#)
- [View Frequently Asked Questions \(PDF 101K\)](#)

Countryside parks and rangers service

If you have recently attended one of the Ranger Service events or visited one of the sites we manage we really want to hear from you. Please help us to improve our sites and events by completing our feedback survey.

- [Take the Countryside Ranger Service events questionnaire](#)
- [Take the Countryside Parks Satisfaction Survey](#)

Planning

Send in the individual planning applications to make your comments:

Licensing

Submit on to your applications for sale of alcohol, entertainment, gambling permits, and street trading and others.

Public notices

How useful our consultation or information relating to changes.

In this section

- [Consultation into Public Roadworks](#)
- [Consultation Results](#)
- [Consultations in Cheshire East](#)
- [Local Transport and Car Parking Engagement 2020](#)
- [Research and Consultation Team - joining roles](#)
- [The Digital Inclusion Panel](#)

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We value your feedback. How do you rate this information?

☒ Good
 ☐ OK
 ☐ Poor

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Coronavirus - COVID-19

Supporting you during the COVID-19 outbreak

[Home](#) / [Planning](#) / [Spatial planning](#) / [Cheshire East Local Plan](#) / [Supplementary Planning Documents](#)

Supplementary planning documents

Supplementary planning documents add further detail to policies in the development plan and provide further guidance on specific topics or locations.

Draft supplementary planning documents

The following SPDs are currently being prepared:

- Houses in Multiple Occupation SPD** : representations are invited on the Final Draft Houses in Multiple Occupation SPD between Monday 26 April 2021 and 5pm on Monday 7 June 2021.
- Housing SPD** : representations are invited on the Draft Housing SPD between Monday 26 April 2021 and 5pm on Monday 7 June 2021.

To submit your views and find out more information please visit our [consultation portal](#).

Adopted supplementary planning documents

The following SPDs have been adopted. These are not part of the statutory development plan but may be material considerations when making planning decisions. Please note that those SPDs adopted by one of the former councils are relevant only to the area previously covered by the council that adopted them. The [map of former districts](#) shows the areas covered by each former council.

Supplementary planning document	Adopted	Adopting council
Brooks Lane (Middlewich) Development Framework (PDF, 8.0MB) plus supporting documents: BLDF report of consultation (PDF, 1.2MB) and BLDF adoption statement (PDF, 209KB)	September 2020	Cheshire East Council
The Garden Village at Handforth (PDF, 73.1MB) and supporting documents	December 2018	Cheshire East Council
Cheshire East Borough Design Guide	May 2017	Cheshire East Council
Over Peover SPD (PDF, 1.8MB)	July 2011	Cheshire East Council
Prestbury SPD (PDF, 7.8MB)	July 2011	Cheshire East Council
Alsager Town Centre Strategy (PDF, 5.2MB)	October 2010	Cheshire East Council
Local List of Historic Buildings (PDF, 5.7MB)	October 2010	Cheshire East Council
Smallwood Village Design Statement (PDF, 1.1MB)	October 2010	Cheshire East Council
Congleton Princess Street Area Development Brief (PDF, 1.6MB)	March 2009	Former Congleton Borough Council

In this section

[Design guide supplementary planning document](#)

[Supplementary Planning Document for Bollington](#)

[Supplementary Planning Documents](#)

Contact us

Local Plan matters only

[Email Local Plan Team](#)

01270 685893

All other planning enquiries (including planning application queries)

[Email Planning Department](#)

0300 123 5014

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We value your feedback. How do you rate this information?

+

Good

=

OK

-

Poor



Cheshire East @CheshireEast · 26 Apr

We're inviting comments on two housing documents that would provide further guidance to developers and property owners and support us in deciding planning applications. Find out more - including how to have your say - here: crowd.in/fDjybT





Strategic Planning Update

May 2021

Housing

A first draft Housing Supplementary Planning Document is currently also being consulted on. Further details, including how to comment on it, can be [viewed here](#).

The SPD will apply across the whole borough and provides additional planning guidance on a range of housing matters for developers, applicants, and other stakeholders. The guidance describes how the Council will expect policies in the Local Plan to be applied, for example giving more information on how financial contributions to affordable housing should be calculated and how specialist housing provision will be considered.

The consultation runs until 5pm on Monday 7 June for receipt of views. Once feedback has been considered, the document will be updated and published for final representations later in the year.

Appendix 3: Press release

[Home](#) / [Council and Democracy](#) / [Council Information](#) / [Media Hub](#) / [Media releases](#) / 26/04/2021 - Council launches consultations on housing documents



Council launches consultations on housing documents

26 April 2021

Cheshire East Council is inviting comments on two housing documents that would provide further guidance to developers and property owners and support the authority in deciding planning applications.

Firstly, a draft Housing Supplementary Planning Document (SPD) has been published for consultation.

If adopted, it will provide additional guidance on three policies within the [Local Plan Strategy](#), which sets out the overall vision and planning strategy for development in the borough.

The policies refer to the 'residential mix' of developments, including making sure that supported housing and accommodation for the elderly is available, and the provision of affordable homes, including in rural areas.

Frank Jordan, Cheshire East Council's executive director for place, said: "An SPD is not part of our statutory development plan but it is a recognised way of putting in place additional planning guidance and should be taken into account in deciding a planning application or on an appeal against a planning decision."

Secondly, the final draft of the council's Houses In Multiple Occupation Supplementary Planning Document (HMO SPD) has also been published for representations, marking the next step towards the adoption of this document.

The document provides more detailed policy guidance and, if adopted, will be used to assess planning applications for HMOs.

It includes guidance on when planning permission is required and what information needs to be provided by applicants.

The final draft HMO SPD is accompanied by a report summarising the responses received during an earlier consultation and explains how they have been taken into account in preparing the final version.

Mr Jordan added: "Providing clear guidance up front about policy expectations should support developers and property owners when they are making relevant planning applications, as well as support the council in determining them."

"If adopted, these documents would be a key component of ensuring that local needs are met, and the right type of housing is delivered in the right place."

[Comments on both documents](#) are invited between 26 April 2021 and 5pm on 7 June 2021.

Feedback can also be posted to: Strategic planning (Westfields), C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ.



Appendix 4: Consultation response forms



Cheshire East Local Plan

Draft Housing Supplementary Planning Document - Comments Form

A draft Supplementary Planning Document ('SPD') has been prepared to provide further guidance on the implementation of policies in the Local Plan, including policies SC4 'residential mix', SC5 'affordable homes' and SC6 'rural exceptions housing for local needs' of the Local Plan Strategy ('LPS'). The SPD, once adopted, will be a material consideration in decision-taking. Views are now invited on the draft Housing SPD and accompanying documents between the **26 April 2021** and **5:00pm on 7 June 2021**.

Consultation documents

The consultation documents can be viewed online at <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/>

A screening exercise has been carried out to determine whether the draft document gives rise to the need for Strategic Environmental Appraisal or Appropriate Assessment (under the Habitats Regulations). This screening concludes that further such assessment is not necessary. The screening report is also available for consultation and this is included at Appendix 3 of the Draft Housing SPD.

For the duration of the consultation, the document can also be viewed at public libraries in Cheshire East during opening hours. Opening hours may be restricted due to Covid-19 and you are advised to check the current libraries opening times on the council's website or telephone the 24-hour library information service on 0300 123 7739. If you are unable to inspect copies of the documents during the representations period, please contact us using the details below to make alternative arrangements to inspect the documents.

Submit your views

The council's online consultation portal is our preferred method of submitting responses which can be accessed via <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/> but you can also submit responses or return this form by email or post to:

By e-mail: planningpolicy@cheshireeast.gov.uk

By post: Strategic Planning (Westfields), C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ

Please make sure that your comments reach us by **5pm Monday 7 June 2021**. We are not able to accept anonymous comments and you must provide us with your name and contact details. Your personal data will be processed in line with our Spatial Planning Privacy Notice, which is available on the council's website.

For further assistance in making comments, you can contact the Strategic Planning Team at planningpolicy@cheshireeast.gov.uk or by leaving a message on 01270 685893 and we will respond as soon as possible.

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Cheshire East Local Plan

Draft Housing Supplementary Planning Document - Comments Form

Please return to: Strategic Planning, C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ or by email to planningpolicy@cheshireeast.gov.uk

Please return by: Monday 7 June 2021

This comment form has two parts:

- Part A – Personal details.
- Part B – Your representation(s).

Comments Form Part A: Personal Details

	Personal Details*	Agent's Details (if applicable)
	<i>* If an agent is appointed, please complete only the Title, Name and Organisation in column 1 but complete the full contact details of the agent in column 2.</i>	
Title	<input type="text"/>	<input type="text"/>
First Name	<input type="text"/>	<input type="text"/>
Last Name	<input type="text"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation (where relevant)	<input type="text"/>	<input type="text"/>
Address Line 1	<input type="text"/>	<input type="text"/>
Address Line 2	<input type="text"/>	<input type="text"/>
Address Line 3	<input type="text"/>	<input type="text"/>
Address Line 4	<input type="text"/>	<input type="text"/>
Postcode	<input type="text"/>	<input type="text"/>
Telephone Number	<input type="text"/>	<input type="text"/>
Email Address (where relevant)	<input type="text"/>	<input type="text"/>
Your Reference No. (if known)	<input type="text"/>	<input type="text"/>

Please complete a separate Part B form for each comment that you would like to make. This response form provides enough space for four comments but please copy and attach further part B forms if required.

Comment Form Part B: Draft Housing SPD Comment Form

Name and Organisation:		Office Use Only:	
		PID:	RID:

Q1. Which section of the document are you commenting on?

Page / Chapter / Paragraph / Figure
(please delete as appropriate and state which): _____

Q2. What is your overall view on this section? (please tick one box)

☐ Support ☐ Object ☐ Comment only

Q3. Please set out your comments or views on this section:

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Appendix 5: Summary of key issues and response

Consultee Ref	Document Section	Summary of key issues	Response to issues raised including any changes proposed
DHSPD – 1 (Mr Guy Lingford)	General	<p>Developers should fund the cost of re-decoration of existing properties to reflect impact of their work.</p> <p>A mediation service should also be funded for residents who may see changes happen to their property but have little way of establishing the root cause of these without involving experts.</p>	This is beyond the scope of this Supplementary Planning Document (“SPD”). The SPD seeks to provide additional guidance focused primarily on existing planning policies in the Local Plan Strategy, policies SC4 ‘residential mix’, SC5 ‘affordable homes’ and SC6 ‘rural exceptions housing for local needs’.
DHSPD – 25 (Jones Homes NW Ltd)	General	<p>Planning Practice Guidance (“PPG”) makes clear that SPDs do not form part of the development plan. They are however a material consideration in decision making. The timing of the Draft SPD is questionable given that the Council has recently submitted its Site Allocations and Development Policies Document (“SADPD”) for examination. The SADPD is the more appropriate juncture for the Council to introduce a number of measures as they can be properly tested and scrutinised as part of the examination process. SADPD policies could well change through the examination process so delaying the SPD would remove the risk of any future conflict.</p>	<p>The SADPD has been submitted for public examination on the 29 April 2021, to assess whether the SADPD has been prepared in accordance with the legal and procedural requirements and is ‘sound’. Specific policy references to the SADPD, outside of the policy background section, have been removed from the SPD. The SADPD, once adopted, will provide policy guidance on a number of matters including housing mix, density and environmental standards, amongst other policy areas. The Housing SPD seeks to provide additional guidance on Local Plan Strategy policies SC4 ‘residential mix’, SC5 ‘affordable homes’ and SC6 ‘rural exceptions housing for local needs’.</p>
DHSPD – 17 (Historic England)	General	<p>Encourage the Council to consider including guidance on the historic environment in the Housing SPD.</p>	<p>The Housing SPD seeks to provide additional guidance focused on Local Plan Strategy policies SC4 ‘residential mix’, SC5 ‘affordable homes’ and SC6 ‘rural exceptions housing for local needs’.</p>

Consultee Ref	Document Section	Summary of key issues	Response to issues raised including any changes proposed
DHSPD – 22 (Natural England)	General	<p><u>Biodiversity enhancement</u> The SPD could consider guidance on incorporating features which are beneficial to wildlife within development (paragraphs 8, 72, 102, 118, 170, 171, 174 and 175 of the National Planning Policy Framework (“NPPF”, 2019)).</p> <p><u>Landscape enhancement</u> The SPD may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green infrastructure provision and access to and contact with nature.</p> <p><u>Protected species</u> Natural England has produced Standing Advice to help local planning authorities assess the impact of particular developments on protected or priority species.</p> <p><u>Strategic Environmental Assessment (SEA) /Habitats Regulations Assessment (HRA)</u> A SPD requires a SEA only in exceptional circumstances as set out in the PPG. While SPDs are unlikely to give rise to likely significant effects on European Sites, they should be considered as a plan under the Habitats Regulations in the same way as any other plan or project. If your SPD requires a SEA or HRA, you are required to</p>	<p><u>Biodiversity Enhancement</u> Comment noted. An additional paragraph has been added to section 5 of the final draft SPD (¶5.8).</p> <p><u>Landscape enhancement</u> Comment noted. An additional paragraph has been added to section 5 of the final draft SPD (¶5.2).</p> <p><u>Protected species:</u> Comment noted.</p> <p><u>Strategic Environmental Assessment / Habitats Regulations (SEA / HRA) Assessment</u> Comment noted. A screening exercise was undertaken on the initial draft of the SPD. The screening exercise concluded that a full Strategic Environmental Assessment or Habitats Regulations Assessment was not required. The screening exercise was consulted on, alongside the initial draft of the Housing SPD. The final</p>

Consultee Ref	Document Section	Summary of key issues	Response to issues raised including any changes proposed
		consult Natural England at certain stages as set out in the PPG.	draft of the SPD is also supported by a SEA / HRA screening assessment.
DHSPD – 38 (Macclesfield Town Council)	General	Detail on the following is welcomed: Reference to existing Planning Policies, inclusion of key worker housing, meeting the needs of older persons, detail on affordable housing including 'pepper potting' and integration, meeting accessibility and wheelchair standards.	Specific policy references to the SADPD have been removed from the SPD. The SPD seeks to provide additional guidance on Local Plan Strategy policies SC4 'residential mix', SC5 'affordable homes' and SC6 'rural exceptions housing for local needs'.
DHSPD – 41 (The Environment Agency)	General	No comment to make.	Noted.
DHSPD – 54 (CPRE)	General	The SPD should adhere to planning and environmental legislation (including the Environment Bill, working its way through Parliament) and the NPPF and PPG.	Noted. The SPD has been prepared to be consistent with the NPPF and PPG.
DHSPD – 18 (Prestbury Parish Council)	General	The SPD should make reference to 'low density areas' and include maps to highlight those locations. Follow the policy approach on low density areas as set out in the Macclesfield Local Plan.	The SPD seeks to provide additional guidance focused primarily on existing planning policies in the Local Plan Strategy, policies SC4 'residential mix', SC5 'affordable homes' and SC6 'rural exceptions housing for local needs'. The emerging SADPD, once adopted, will provide additional non-strategic policy guidance on matters including housing density (HOU 12). The content and approach of the SADPD policy will be considered during the SADPD examination.
DHSPD – 53 (CPRE)	General	Local communities should steer the design of new homes through neighbourhood plans.	Neighbourhood Plans form part of the Development Plan and can establish non-strategic policies in relation to design and other matters. The Council provides support to groups that decide to prepare a

Consultee Ref	Document Section	Summary of key issues	Response to issues raised including any changes proposed
			Neighbourhood Plan. Further information can be accessed on the Council's website - Neighbourhood Planning (cheshireeast.gov.uk) .
DHSPD – 49 (CPRE)	General	Covid has re-emphasised the importance of local green space for biodiversity and health / well-being.	Additional text has been added to (section 6:- design and layout of schemes, involving affordable homes section (paragraph 6.41)), to further emphasise the importance of access to local green space.
DHSPD – 68 (Gladman Developments Ltd)	General	SPDs are not subject to the same degree of consultation and examination as policies contained in Local Plans. SPDs cannot be used as a fast-track mechanism to set policies.	References to specific policies contained in the emerging SADPD have been removed from the SPD. The focus of the housing SPD is on providing additional guidance on the implementation of policies SC4 'residential mix', SC5 'affordable homes' & SC6 'rural exceptions housing for local needs' of the LPS.
DHSPD – 66 (Holmes Chapel Parish Council)	General	The SPD makes no mention of site maintenance, especially for play areas and green spaces. It should provide guidance on the minimum responsibilities of a maintenance company, including how local residents can be involved through a joint site committee.	An additional paragraph has been added to section 5 (paragraph 5.11) of the SPD to management and maintenance of services and facilities.
DHSPD – 83 (Barton Willmore on behalf of Anwyl Homes)	General	The SPD should be less prescriptive and should instead allow for greater flexibility which takes account of local and up to date market data and demand.	The SPD seeks to provide additional guidance on the implementation of policies SC4 'residential mix', SC5 'affordable homes' and SC6 'rural exceptions housing for local needs'.
DHSPD – 102 (South Knutsford Residents Group)	General	Premature to issue this guidance without the SADPD being adopted. Guidance needed on density in the SPD, what constitutes 'low density' and clarification of where precisely these 'low density' areas are.	The SPD seeks to provide additional guidance focused primarily on existing planning policies in the Local Plan Strategy, policies SC4 'residential mix', SC5 'affordable homes' and SC6 'rural exceptions housing for local needs'. The emerging SADPD contains a policy on housing density (HOU 12) which is intended to provide

Consultee Ref	Document Section	Summary of key issues	Response to issues raised including any changes proposed
			additional non-strategic guidance. The approach set out in the emerging SADPD policy HOU 12 ('housing density') will be considered during the examination on the SADPD.
DHSPD – 102 (South Knutsford Residents Group)	General	Having accepted the need to reverse climate change trends, it is not good enough to accept the minimum requirements for heating and lighting. Sustainability is not just walking and cycling distances or public transport availability.	Section 4 (environmental impacts of housing) emphasises relevant LPS policies that seek to improve the overall sustainability of development in the borough.
DHSPD – 123 (Defence Infrastructure Organisation)	General	The Defence Infrastructure Organisation safeguarding area of interest are BAE Radway Green and impacts on RAF Tern Hill. The MOD would wish to be consulted, in line with paragraph 95 of the NPPF, statutory provisions (Town and Country Planning (Safeguarded aerodromes, technical sites and military explosives storage areas) Direction 2002 (DfT/ODPM Circular 01/2003) and safeguarding maps on any proposed development within the Cheshire East Draft Housing Supplementary Planning Document which consists of structures or buildings within the Statutory Safeguarding Zone surrounding BAE Radway Green or any development which includes schemes that might result in the creation of attractive environments for large and flocking bird species hazardous to aviation.	The SPD does not propose sites for development in itself. It seeks to provide additional guidance on existing planing policies. Additional wording has been added to the section that refers to SUDs (paragraph 5.10).
DHSPD – 124 (E Etherton)	General	Affordable housing should be first. No houses / flats should be built without solar panels. There should be more attention to building safety and inspectors. The environment should be protected too.	The SPD is providing additional guidance on the provision of affordable homes in the borough. Section 5 of the SPD includes references to the environmental impacts of housing.
DHSPD – 84 (Aylward)	Paragraph 1.1	SPDs should only provide detail and clarity to existing adopted development plan documents. The draft SPD	The SPD seeks to provide additional guidance on the implementation of policies SC4 'residential mix', SC5

Consultee Ref	Document Section	Summary of key issues	Response to issues raised including any changes proposed
Planning on behalf of Cashtal Properties)		aligns with the SADPD which has not yet been examined. The SPD should be postponed until the adoption of the SADPD, or at the earliest to follow the completion of the hearing sessions.	‘affordable homes’ and SC6 ‘rural exceptions housing for local needs’. References to policies in the emerging SADPD have been removed. The emerging SADPD has now been submitted for public examination and the content of the SADPD will be considered through that process.
DHSPD – 101 (Poynton Town Council)	Paragraph 1.1	Support for the retention of Green Belt. Support for the SPD approach to housing mix, affordable housing (paragraph 9.33). The town council could not support any exception sites in the Green Belt within the Poynton area. Development for the various types of housing development discussed in the draft SPD should either be on brownfield sites or allocated housing sites as set out in the Cheshire East Local Plan and the Poynton Neighbourhood Plan.	The support for the retention of the Green Belt is noted. The SPD provides additional guidance on the circumstances where rural exception housing for local needs may be justified in the borough. The role of the SPD is not to allocate sites. The SPD seeks to build on policies in the LPS to provide additional guidance on the implementation of policies SC4 ‘residential mix’, SC5 ‘affordable homes’ and SC6 ‘rural exceptions housing for local needs’.
DHSPD – 117 (RPS on behalf of IM Land)	Paragraph 2.2	SPDs must not seek to introduce new policy, add to or change in any way existing criteria or wording within an adopted policy, or seek to provide guidance that relates to emerging policies (as these do not yet form part of the development plan). The related wording should be removed from the SPD until the SADPD forms part of the development plan (following public examination).	The SPD seeks to build on policies in the LPS to provide additional guidance on the implementation of policies SC4 ‘residential mix’, SC5 ‘affordable homes’ and SC6 ‘rural exceptions housing for local needs’. References to policies in the emerging SADPD have been removed. The SADPD has now been submitted for public examination and its content will be considered through that process.
DHSPD – 44 (CPRE)	Paragraph 2.5	LPS Policy PG3: Green Belt seeks to avoid inappropriate development in protected areas. Reference in the representation made to the five purposes of Green Belt.	Noted.
DHSPD – 45 (CPRE)	Paragraph 2.5	The Council should avoid over-planning for housing as failure against the Housing Delivery Test results in more greenfield land (even in Green Belt areas) being lost. The	SPDs add further detail to the policies in the Local Plan. They are capable of being a material consideration in planning decisions but are not part of

Consultee Ref	Document Section	Summary of key issues	Response to issues raised including any changes proposed
		overall quantum of housing identified should therefore be reasonable. It is recommended best practice that up-to-date population data from the Office of National Statistics be relied upon to achieve more accurate household projections.	the development plan. Matters such as the overall quantum of housing to be delivered is an matter for the Local Plan as a whole to consider. Policy PG1 (overall development strategy) in the adopted Local Plan Strategy sets the overall housing requirement in Cheshire East as 36,000 homes between 2010-2030.
DHSPD – 105 (South Knutsford Residents Group)	Paragraph 2.5	The LPS overestimated the housing need and, as a result too much Green Belt has been safeguarded for future development. When a CELPS review is undertaken, the Authority should reinstate areas which are no longer required in relation to housing need. The SPD requires strengthening to restrict piecemeal developments in otherwise open countryside, Green Belt or not.	SPDs are not part of the development plan and do not set policies. Matters such as the quantum of safeguarded land are for the Local Plan and are beyond the scope of this SPD.
DHSPD – 106 (South Knutsford Residents Group)	Paragraph 2.8	Neighbourhood Plans (“NPs”) are generally given sufficient weight in deciding strategic site applications, they receive less consideration when evaluating smaller applications, such as backland and tandem development, or NP requirements in materials or design of replacement or extensions to properties.	Neighbourhood Plans form part of the development plan and are used by decision takers in determining planning applications. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise (see section 38(6) of the Planning and Compulsory Purchase Act 2004). The Council provides support to groups that decide to prepare a Neighbourhood Plan. Further information can be accessed on the Council’s website - Neighbourhood Planning (cheshireeast.gov.uk) .
DHSPD – 85 (Aylward Planning on behalf of Cashtal	Paragraph 2.10 & Paragraph 2.17	The broader adoption of "First Homes" alongside other documents, including the draft SPD on Biodiversity Net Gain (“BNG”) need to be considered. This is particularly important in the context of viability, as the "policy on" implications of BNG need to be "baked in" to the	Additional text has been added to the draft Housing SPD on First Homes (section 6.24 – 6.33). The draft Housing SPD makes reference to the SPD pages on the Council’s website, which include a list of adopted SPDs. The draft Housing SPD should not refer

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Properties Ltd)		consideration of the extent of affordable housing. The timing of this consultation is poorly judged and should follow the adoption of the SADPD and be underpinned by robust viability analysis.	to SPDs, in draft form, until such time that they are adopted by the Council. Criterion 7 of LPS policy SC5 'affordable homes' notes that in exceptional circumstances, where scheme viability may be affected, developers are expected to provide viability assessments to demonstrate alternative affordable housing provision.
DHSPD – 113 (Pearce Planning on behalf of Cognatum Developments Ltd)	Paragraph 2.11	The next iteration of the housing SPD should only be published after the SADPD examination to ensure all matters arising from the examination process can be considered. Several of the policies referenced may well be subject to challenge and change.	Specific policy references to the emerging SADPD have been removed from the SPD. The SPD seeks to provide additional guidance on Local Plan Strategy policies SC4 'residential mix', SC5 'affordable homes' and SC6 'rural exceptions housing for local needs'.
DHSPD – 118 (RPS on behalf of IM Land)	Paragraph 2.11	Until the SADPD is adopted, any proposed standards or other guidance relating to the SADPD should be deleted from the SPD. The detailed guidance set out in the Housing SPD should only relate to the policies of the adopted development plan.	Specific policy references to the emerging SADPD have been removed from the SPD. The SPD seeks to provide additional guidance on Local Plan Strategy policies SC4 'residential mix', SC5 'affordable homes' and SC6 'rural exceptions housing for local needs'.
DHSPD - 93 (Emery Planning on behalf of Bloor Homes Ltd)	Paragraph 2.13	The SPD should not be adopted or used for development management purposes in advance of the adoption of the SADPD.	Specific policy references to the emerging SADPD have been removed from the SPD. The SPD seeks to provide additional guidance on Local Plan Strategy policies SC4 'residential mix', SC5 'affordable homes' and SC6 'rural exceptions housing for local needs'.
DHSPD – 19 (Prestbury Parish Council)	Paragraph 2.16	The draft housing SPD needs to be updated to reflect proposals on First Homes and developer contributions.	Text has been included in the draft Housing SPD on the Council's position on First Homes (section 6.24 – 6.33).

Consultee Ref	Document Section	Summary of key issues	Response to issues raised including any changes proposed
DHSPD – 26 / 27 (Jones Homes NW Ltd)	Paragraph 4.1 & 5.1	Section 4 simply refers to other guidance which is unnecessary. It should be deleted.	Section 4 (CIL) and the guidance on CIL has been amended to 'signpost' the reader to the CIL pages on the Council's website. Guidance on CIL has been moved to section 3 (applying for planning permission).
DHSPD – 87 (Aylward Planning on behalf of Cashtal Properties Ltd)	Paragraph 4.1	The policy direction from the emerging SPDs (Housing and Biodiversity Net Gain) as well as the First Homes agenda are inconsistent with the adopted LPS and the viability evidence which underpinned the previous Community Infrastructure Levy Examination process. It may be prudent to consider the need to review the CIL Charging Schedule in the light of these new policy objectives.	CIL came into effect in the borough from the 01 March 2019. CIL is separate to the purpose and scope of this SPD. Criterion 7 of LPS policy SC5 'affordable homes' notes that in exceptional circumstances, where scheme viability may be affected, developers are expected to provide viability assessments to demonstrate alternative affordable housing provision.
DHSPD – 67 (Holmes Chapel Parish Council)	Paragraph 4.1	Further guidance would be useful as a reference to where CIL and S106 may apply for new developments.	Detailed information and guidance is available on the Council's website relating to CIL including the relevant forms and associated matters. Website links to this guidance is included in the SPD. Guidance on CIL has been moved to Section 3 (applying for planning permission).
DHSPD – 108 (South Knutsford Residents Group)	Paragraph 4.1	What qualifies for CIL and what for S106 should be set out clearly in one place.	
DHSPD – 94 (Emery Planning on behalf of Bloor Homes Ltd)	Paragraph 5.1	In terms of housing design, this is already set out in the Residential Design Guide SPD. This section of the draft SPD should therefore be removed.	The section on housing design has been removed from the SPD following a review of comments received to the initial draft of the document. The SPD is focused on providing additional guidance, focused on LPS policies SC4 'residential mix', SC5 'affordable homes' and SC6 'rural exceptions housing for local needs'.

Consultee Ref	Document Section	Summary of key issues	Response to issues raised including any changes proposed
DHSPD – 20 (Prestbury Parish Council)	Paragraph 5.1 & 5.4	There should be a commitment in the SPD that CEC will start work without delay on a detailed design code in concert with Town and Parish Councils, neighbourhood plan groups, Civic and Amenity Societies and heritage groups. There should also be a commitment in the SPD to review and update extant Village Design Statements without communities having to start them again from scratch.	The section on housing design has been removed from the SPD following a review of comments received to the initial draft of the document. The SPD is focused on LPS policies SC4 ‘residential mix’, SC5 ‘affordable homes’ and SC6 ‘rural exceptions housing for local needs’. The LPS, when read alongside the residential design guide and policies contained in the SADPD, (once adopted) provide for additional guidance on design related matters.
DHSPD – 20 (Prestbury Parish Council)	Paragraph 5.1 & 5.4	Density, mass and spaces between buildings are critical design features and should be referenced in the design principles policy in the SADPD (GEN 1).	This is a comment that relates to the SADPD which has been submitted for public examination on the 29 April 2021. A similar comment has been made to the SADPD. The SADPD, alongside representations made on the document will be considered during the examination hearing sessions, in due course.
DHSPD – 51 (CPRE)	Paragraph 5.1	New houses should be served by reliable public transport to drive down car dependency. Footpaths and cycleways should be designed into new housing developments to promote good health and well-being. The Housing SPD should support well designed 20-minute walkable neighbourhoods.	New text has been added (in paragraph 5.5) of the document regarding access to transport and the concept of the 20 minute neighbourhood.
DHSPD – 51 (CPRE)	Paragraph 5.1	Rural landscapes are enriching and have endured through good town and country planning principles. New housing, where appropriate, should respect the receiving environment and be sensitively designed.	Noted.

Consultee Ref	Document Section	Summary of key issues	Response to issues raised including any changes proposed
DHSPD – 51 (CPRE)	Paragraph 5.1	Tranquillity is an important rural characteristic and quiet spaces should be ensured in all new developments. Lighting schemes should avoid night-time light pollution.	Reference to lighting schemes avoiding night-time light pollution has been added to Paragraph 5.8 of the SPD.
DHSPD – 47 (CPRE)	Paragraph 5.1	Higher density should be encouraged in town centres and at transport hubs to make more effective use of land as set out section 11 of the NPPF. Density should suit the receiving environment and not adversely impact on the local heritage and landscape character.	Noted. The SPD is focused on LPS policies SC4 'residential mix', SC5 'affordable homes' and SC6 'rural exceptions housing for local needs'. The emerging SADPD contains a policy on housing density (HOU 12) which is intended to provide additional non-strategic guidance. The approach set out in the emerging SADPD policy HOU 12 ('housing density') will be considered during its public examination.
DHSPD – 51 (CPRE)	Paragraph 5.1	Green Infrastructure - new development should ensure that adequate landscape and ecological mitigation is incorporated with Tree Preservation Order (TPO) Trees and important hedgerows retained.	Noted. A reference has been added to paragraph 5.2 of the SPD.
DHSPD – 63 (Holmes Chapel Parish Council)	Paragraph 5.1	The SPD should include references to local Design Guides that reflect local character and not assume that the 'one- size-fits-all approach is acceptable.	The SPD makes appropriate references to design related guidance including the Residential Design Guide and the Building for Life design framework, as examples.
DHSPD – 109 (South Knutsford Residents Group)	Paragraph 5.1	Support for the strengthening of the Borough Design Guide by a more detailed Design Code as an additional SPD, especially for heritage buildings and assets like conservation areas. These SPDs are commonplace in many other authorities with heritage assets to protect. This SPD needs to say more about rural landscapes. The	The focus and scope of this SPD is on providing additional guidance on LPS policies SC4 'residential mix', SC5 'affordable homes' and SC6 'rural exceptions housing for local needs'. The LPS, when read alongside the residential design guide and policies contained in the SADPD, (once adopted) provide for additional guidance on design related matters.

Consultee Ref	Document Section	Summary of key issues	Response to issues raised including any changes proposed
		SPD should have firmer statements about the protection of urban as well as rural hedges.	
DHSPD – 50 (CPRE)	Paragraph 5.2	Pleased to see that in new development 'Building for Life' standards are expected. The government published the National Design Guide in October 2019 emphasising characteristics of good design and in January 2021 a checklist of design principles, both are useful to achieving good design.	Noted.
DHSPD – 64 (Holmes Chapel Parish Council)	Paragraph 6.1	The reference to “an appropriate range and mix of housing” should be caveated with a statement that this must relate to the local areas needs and not the Borough as a whole. There should be more guidance on housing suitable for older persons to avoid an area becoming predominately of this type of housing so that local infrastructure and facilities can be sustainable.	The SPD is considered to be reflective of the policy intentions of the Local Plan Strategy on Housing Mix. Section 8 of the SPD considers additional guidance on Specialist, supported living and older person housing.
DHSPD – 46 (CPRE)	Paragraph 6.1	The mix / type of housing developed should reflect the ageing population. 12.3% more one-person households are anticipated. - 8.5% reduction in the number of homes with dependent children.	
DHSPD – 2 (Alan Murdoch)	Paragraph 6.1	Frustrating to see planning granted on sites based on housing need then developed with mainly large detached houses rather than the first or second hand buyer houses which are required - a policy to specify the proportion of each house type is most welcome.	References to policies included in the emerging SADPD have been removed from the SPD. The emerging SADPD includes a policy on housing mix and has now been submitted for public examination and its policies will be considered through that process.
DHSPD – 122 (Savills on behalf of Housing)	Paragraph 6.1	Disparity between what developers are delivering when led by market demand without a prescriptive housing mix policy. Any reference to a prescriptive housing mix should therefore be removed from the SPD and policy.	References to policies included in the emerging SADPD have been removed from the SPD. The emerging SADPD includes a policy on housing mix and

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Consortium including Taylor Wimpey, Barratt David Wilson, Redrow Homes, Bloor Homes, Bellway Homes, Miller Homes, Story Homes, Jones, Homes, Castle Green Homes)		<p>SPD should be suitably flexible to allow for actual market demand evidence, the variation in housing demand across the borough, and any future changes to market demand that may occur over the plan period.</p> <p>The Cheshire East Residential Mix Assessment (2019) proposes a market housing mix dominated by 2 and 3 bed homes. There are a number of shortcomings with this data:</p> <ul style="list-style-type: none"> • The mix for the market homes is poorly evidenced with a focus on affordable homes. • The housing mix is based on the ORS Housing (Mix) Model, which cannot be tested or verified. • Evidence base focused on data from the 2011 Census which is now 10 years old. • The demographics considered are based on age and projections and do not consider the property preferences of different groups. • Affordability of ownership is not such an issue in Cheshire East as it is elsewhere. The proposed housing mix results in less site coverage, which does not serve to optimise site density and delivery. The SPD is attempting to impose a housing mix that creates additional financial burden associated with development, which contravenes the requirements of an SPD. <p>“Housing developments should not be dominated by large dwellings (four or five bedrooms) which are unlikely to meet the borough’s housing needs”, should be removed from paragraph 6.1. The appropriateness of the housing mix should be assessed on a case by case basis</p>	<p>has now been submitted for public examination and its policies will be considered through that process.</p> <p>Additional wording has been added to the SPD on housing mix to make clear that schemes are considered on a case by case basis but it is unlikely that development proposals will be supported when dominated by large dwellings.</p>

Consultee Ref	Document Section	Summary of key issues	Response to issues raised including any changes proposed
DHSPD – 28 (Jones Homes NW Ltd)	Paragraph 6.1	Section 6 deals with housing mix and appears to be introducing policy which is being brought forward through the SADPD. This should be delayed until it can be properly examined through the SADPD process.	References to policies included in the emerging SADPD have been removed from the SPD.
DHSPD – 110 (South Knutsford Residents Group)	Paragraph 6.1	The Housing Mix as defined in the SPD is not sufficiently fine-grained as to reflect the differing needs of parts of the Borough.	The SPD provides additional guidance on the existing policy context in LPS policy SC4 'residential mix'.
DHSPD – 69 (Gladman Developments Ltd)	Paragraph 6.1	Requirements relating to housing mix should support a flexible approach, which recognises that needs and demands will vary in different locations across the borough and may also change throughout the course of the plan period. It is imperative that development proposals can respond to local circumstances with regards to the latest evidence of need rather than having to deliver a rigid housing mix set out in policy.	References to policies included in the emerging SADPD have been removed from the SPD. The emerging SADPD includes a policy on housing mix and has now been submitted for public examination and its policies will be considered through that process.
DHSPD – 77 (Barton Willmore on behalf of Anwyl Homes)	Paragraph 6.1	The Council should be seeking to deliver an appropriate range and mix of housing for its residents. However, it should not be up to the Council to restrict or prohibit larger dwellings (four or five bedrooms) if this is what the market demand for the local area requires.	Additional wording has been added to the SPD on housing mix to make clear that schemes are considered on a case by case basis but it is unlikely that development proposals will be supported when dominated by large dwellings.
DHSPD – 116 (Hollins Strategic Land)	Paragraph 6.1	Market conditions are an important consideration when determining a housing mix. The draft Housing SPD fails to acknowledge this. Lancaster City Council Local Plan and its Inspector acknowledged the importance of market conditions and included the following text “there will be other important site-specific factors such as area specific needs, market conditions etc.” Having this within the SPD	References to policies included in the emerging SADPD have been removed from the SPD.

Consultee Ref	Document Section	Summary of key issues	Response to issues raised including any changes proposed
		guarantees that such factors are taken into account when formalising the mix of a development.	
DHSPD – 4 (Alan Murdoch)	Table 6.1 – indicative house type and sizes	Support.	Noted.
DHSPD – 121 (Savills on behalf of Housing Consortium including Taylor Wimpey, Barratt David Wilson, Redrow Homes, Bloor Homes, Bellway Homes, Miller Homes, Story Homes, Jones, Homes, Castle Green Homes)	Table 6.1 – indicative house type and sizes	Table 6.1 of the Draft Housing SPD should be deleted as there is a clear intention for this to form policy and not guidance. The adoption of a restrictive housing mix which represents a financial burden, is not appropriate. If Table 6.1 is to be retained within the Draft SPD, it should be updated to reflect accurate housing demand. Given that the housing mix within the SPD is identical to the housing mix consulted upon as part of the 2019 Publication Draft SADPD, in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, the adoption statement should refer to comments received during that consultation in addition to the ongoing consultation, and how such comments were addressed.	References to policies included in the emerging SADPD have been removed from the SPD. The emerging SADPD, once adopted, will provide additional non-strategic policy guidance on a number of housing related matters. The content and approach of the SADPD policy will be considered during the SADPD examination.

Consultee Ref	Document Section	Summary of key issues	Response to issues raised including any changes proposed
DHSPD – 95 (Emery Planning on behalf of Bloor Homes Ltd)	Table 6.1 – indicative house type and sizes	<p>Table 6.1 refers to the emerging SADPD and policy HOU 1 'Housing Mix'. Comments provided to the SADPD relating to policy HOU 1 are provided below:-</p> <p>-Draft Policy HOU1 is informed by the Cheshire East Residential Mix Study 2019. This study does not assess housing required in particular locations or settlements. It does not detail how the proposed mix in relation to market housing has been arrived at.</p> <p>-There is no evidence to suggest that the data accurately reflects the needs of the current or future population (factoring in demand and habits). The COVID-19 pandemic has forced people to homework which often results in the need for an additional bedroom to be utilised as a home office space.</p> <p>-The demographic-based projections produced by the Residential Mix Study fail to consider the full picture and do not accurately reflect market demand. We recommend a flexible approach is taken regarding housing mix which recognises that needs and demand will vary from area to area and site to site; ensures the scheme is viable; and provides an appropriate mix for the location.</p>	References to policies included in the emerging SADPD have been removed from the SPD. The emerging SADPD, once adopted, will provide additional non-strategic policy guidance on a number of housing related matters. The content and approach of the SADPD policy will be considered during the SADPD examination.
DHSPD – 3 (Alan Murdoch)	Paragraph 6.3	Support for this paragraph.	Noted.
DHSPD – 88 (Aylward Planning on behalf of Cashtal)	Paragraph 6.4	The draft Housing SPD is seeking to align with the emerging SADPD rather than the adopted Local Plan Strategy. The SADPD has not yet been under Examination. The consultation is poorly judged and should either be "stayed" until the SADPD is adopted or	References to policies included in the emerging SADPD have been removed from the SPD. The emerging SADPD, once adopted, will provide additional non-strategic policy guidance on a number of housing related matters. The content and approach of the

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Properties Ltd)		fundamentally changed in tone to align with the adopted LPS.	SADPD policy will be considered during the SADPD examination.
DHSPD – 119 (RPS on behalf of IM Land)	Paragraph 6.4	The SPD suggests that applicants should ‘make reference’ to SADPD policy HOU1. It is unclear whether Policy HOU1 will remain intact following the SADPD examination process. Concerns with Policy HOU 1 include overly prescriptive and provides no flexibility. Important that policy HOU 1 is workable and flexible. The collection of evidence required by this policy is onerous, and will be very time-consuming and require specialists to be employed. Developers are best placed to ensure that the most effective mix is proposed on a site by site basis, having regard to its location, the market it serves and the need to maximise viability to try and meet other requirements such as affordable housing. The evidence required to support the housing mix should therefore be proportionate. Consequently, until such time as Policy HOU.1 has been adopted, any guidance in the SPD relating to it should be deleted.	References to policies included in the emerging SADPD have been removed from the SPD. The emerging SADPD, once adopted, will provide additional non-strategic policy guidance on a number of housing related matters. The content and approach of the SADPD policy will be considered during the SADPD examination.
DHSPD – 78 (Barton Willmore on behalf of Anwyl Homes)	Paragraph 6.4	1. Reflection of market in local area - the imposition of a generic mix raises the danger of developments that both do not fit with the local character, density, the demands of the local market. 2. Not appropriately evidenced - the Council’s indicative housing mix is based upon the Cheshire East Residential Mix Assessment (2019). This document is heavily focussed on affordable housing need. The source of this information is from the ‘ORS Housing Model’ and its methodology and findings are not clearly evidenced.	References to policies included in the emerging SADPD have been removed from the SPD. The emerging SADPD, once adopted, will provide additional non-strategic policy guidance on a number of housing related matters. The content and approach of the SADPD policy will be considered during the SADPD examination.

Consultee Ref	Document Section	Summary of key issues	Response to issues raised including any changes proposed
		<p>Covid-19 has meant that people are seeking larger homes to accommodate for more home working.</p> <p>3. Impact on delivery of new homes - a market facing mix will ultimately assist in the delivery of homes</p> <p>4. Impact on development finance and planning obligations - not clear whether the housing mix has been subject to viability testing.</p> <p>5. Design and accordance with character - the imposition of a mix that result in a more sparse or denser layout than represented in the wider character. Policy SC4 (Residential Mix) of the LPS is in accordance with the NPPF precisely because it makes no reference to a predetermined mix.</p> <p>The Housing SPD and HOU1 of the SADPD should be more aligned with Policy SC4 of the adopted Local Plan Strategy which does not seek to prescribe a pre-determined housing mix.</p>	
DHSPD – 120 (RPS on behalf of IM Land)	Paragraph 7.1	<p>The SPD makes reference to emerging draft SADPD Policy HOU.6 ‘accessibility and wheelchair standards’. It is unclear whether the Policy will remain intact following the SADPD examination process. Consequently, until such time as Policy HOU.6 has been adopted, any guidance in the SPD relating to it should also be deleted. Concerns with Policy HOU 6 - CEC need to have very strong evidence to justify why major developments provide at least 30% of housing at M4(2) standards, and 6% at M4(3) standards. The Council’s evidence to support Policy HOU.6 ‘accessibility and wheelchair standards’ can be found within the Housing Option Technical Standards Paper. This does little to support the</p>	<p>References to policies included in the emerging SADPD have been removed from the SPD. The emerging SADPD, once adopted, will provide additional non-strategic policy guidance on a number of housing related matters. The content and approach of the SADPD policy will be considered during the SADPD examination.</p>

Consultee Ref	Document Section	Summary of key issues	Response to issues raised including any changes proposed
		need for the additional optional standards; nor does it cover all the requirements set out within the PPG, such as the accessibility and adaptability of the existing stock, the size, location, type and quality of dwellings and the viability of the requirements. The evidence does not justify specific policy standards as set out in Policy HOU 6.	
DHSPD – 96 (Emery Planning on behalf of Bloor Homes Ltd)	Table 7.1	The draft SPD cross refers to draft policy HOU6 of the SADPD. In respect of policy HOU 6, the evidence in the Residential Mix Assessment does not support 30% of all new dwellings to meet M4(2) standard. The draft policy HOU6 is also inconsistent with the NPPG, which is clear that the requirement for wheelchair accessible homes (i.e. M4(3) standard) should only be applied to dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling. The proposed approach is inconsistent with the application of CIL in Cheshire East. The SADPD evidence base includes a report entitled 'Nationally Described Space Standards' 'NDSS'. However, the report does not identify a need, and it provides no local justification for applying the NDSS in Cheshire East. The SPD should not proceed until these given outstanding objections to draft policy HOU6 have been considered and addressed through the examination of the SADPD.	References to policies included in the emerging SADPD have been removed from the SPD. The emerging SADPD, once adopted, will provide additional non-strategic policy guidance on a number of housing related matters. The content and approach of the SADPD policy will be considered during the SADPD examination.
DHSPD – 80 (Barton Willmore on behalf of	Paragraph 7.1	The Council's evidence as set out in the Cheshire East Housing Development Study 2015 does not identify a need to use the optional technical standards and object to this requirement. The standards are not fully justified	References to policies included in the emerging SADPD have been removed from the SPD. The emerging SADPD, once adopted, will provide additional non-strategic policy guidance on a number of housing

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Anwyl Homes)		nor consistent with national policy and should be modified to recognise market demand and site-specific circumstances. As such, Policy HOU6 and the Housing SPD should be modified so that accessibility and wheelchair standards for major housing developments and specialist housing for older people should be agreed on a case by case basis with up to date market evidence provided by applicants to determine if the needs is viable and justified.	related matters. The content and approach of the SADPD policy will be considered during the SADPD examination.
DHSPD – 29 (Jones Homes NW Ltd)	Paragraph 7.1	Section 7 seeks to introduce measures in respect of Housing Standards and Environmental Impacts of Housing. Whilst such measures should be encouraged, they should be introduced through the SADPD where they can be properly scrutinised.	References to policies included in the emerging SADPD have been removed from the SPD. The emerging SADPD, once adopted, will provide additional non-strategic policy guidance on a number of housing related matters. The content and approach of the SADPD policy will be considered during the SADPD examination.
DHSPD – 39 (Macclesfield Town Council)	Table 8.1	CEC recognises that there is a climate emergency. All applicants should have a duty to meet energy and renewable standards or offset elsewhere in the local area.	Noted. Section 5 (Environmental Impacts of Housing) in the SPD appropriately refers to the policy context on renewable and low carbon energy from the LPS.
DHSPD – 42 (CPRE)	Paragraph 8.1 & Table 8.1	<p>Pleased to note reference to the declared climate emergency and related aim to be Carbon Neutral by 2025. Recommend that it is part of the introduction.</p> <p>Applicants are rightly encouraged to reduce their carbon footprint where possible, but it is the spatial location that</p>	<p>Table 8.1 has been removed from the SPD as it relates to an emerging policy in the SADPD. References to policies included in the emerging SADPD have been removed from the SPD.</p> <p>References to national carbon reduction targets have been added to section 5 of the SPD for additional context.</p>

Consultee Ref	Document Section	Summary of key issues	Response to issues raised including any changes proposed
		<p>has the significant impact, and then issues such as the design, construction and occupation of homes.</p> <p>We support the use of the energy hierarchy set out in LPS policy SE9 (energy efficient development). The Government has recently toughened its carbon reduction targets (to reduce carbon emissions by 78% based on 1990 levels by 2035) and its intention to introduce the new targets into law in June 2021. We welcome the purpose of Table 8.1 Draft Energy and Renewable Standards, but considering the toughened targets, ask if more ambition should be applied to quicken the pace of carbon zero housing development delivery.</p>	
DHSPD – 21 (Prestbury Parish Council)	Paragraph 8.1	<p>This section should make reference to the UK government's toughening of its carbon reduction targets (to reduce carbon emissions by 78% based on 1990 levels by 2035) and its intention to introduce the new targets into law in June 2021. Pointing out that home heating accounts for 15% of all carbon emissions, the government lauds the use of air and ground heat pumps which are not mentioned in the SPD. There should be references to the new national commitment and to heat pumps. Also, we would suggest that the word 'decentralised' is dropped from bullet no. 2 in this paragraph. District heating networks can be ideal solutions in urban areas. They need to be recognised.</p>	<p>Text has been added to the SPD (in ¶ 5.1) to reflect the current position re carbon emission targets in the UK.</p> <p>References have inserted into the SPD to the Council's Environment Strategy (2020 – 2024) which notes that 20% of greenhouse gas emissions is generated from homes. Reference has also been made to heat pumps.</p> <p>The reference to 'decentralised' in the SPD is considered to appropriately reflect the opportunities provided for by heat sources, particularly in urban areas.</p>
DHSPD – 89 (Aylward	Paragraph 8.1	<p>This section introduces the Climate Emergency which is another material change from the policy framework from</p>	<p>References to policies included in the emerging SADPD have been removed from the SPD. However,</p>

Consultee Ref	Document Section	Summary of key issues	Response to issues raised including any changes proposed
Planning on behalf of Cashtal Properties Ltd)		the adopted LPS and would be more closely aligned with the emerging SADPD. The objectives and strategy outlined in Section 8 is clearly important and needs to be evidenced as part of the forthcoming Examination for the SADPD. Only take forward a new housing SPD once the emerging policy position in the SADPD has been tested and adopted. Could otherwise have unintended consequences upon delivery of new homes.	the Council has declared a climate emergency and policies contained within the LPS, as emphasised in the draft Housing SPD can assist in the aim of reducing the environmental impact of housing in the borough.
DHSPD – 30 (Jones Homes NW Ltd)	Paragraph 8.1	Section 8 seeks to introduce measures in respect of Housing Standards and environmental impacts of Housing. Whilst such measures should be encouraged, it is considered that they should be introduced through the SADPD where they can be properly scrutinised.	References to policies included in the emerging SADPD have been removed from the SPD. The content and approach of policies contained in the SADPD will be considered during the SADPD examination.
DHSPD – 111 (South Knutsford Residents Group)	Paragraph 8.1	Having accepted the need to reverse climate change trends, it is not good enough to accept the minimum requirements for heating and lighting. Sustainability is not just walking and cycling distances or public transport availability.	Policies contained within the LPS, as emphasised in the draft Housing SPD can assist in the aim of reducing the environmental impact of housing in the borough.
DHSPD – 18 (Prestbury Parish Council)	Paragraph 8.1 & 8.2	Applicants are merely "encouraged" to reduce their carbon footprint (para. 8.1) and they are merely "expected to consider" sustainable development principles (para. 8.2). The wording needs to be strengthened.	The SPD seeks to provide additional guidance on existing and adopted planning policies. The SPD, in itself, cannot create new planning policies.
DHSPD – 57 (Manchester	Paragraph 8.4	Under the terms of the Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Sites) Direction 2002 (brought into effect by DfT/ODPM	Text has been added to paragraph 8.4 (now paragraph 5.10) to reflect the wording proposed by the consultee.

Consultee Ref	Document Section	Summary of key issues	Response to issues raised including any changes proposed
Airport Group)		<p>Circular 1/2003) Manchester Airport Group (MAG) is the statutory Aerodrome Safeguarding Authority (ASA) for Manchester Airport (the airport). Development within specific zones or of specific type will be referred to the Safeguarding Authority through the usual planning application consultation process. It should be noted that under the terms of the above Direction and Circular, failure of the Local Planning Authority to take account of the views of the Safeguarding Authority in reaching its decision will result in a referral to the Secretary of State.</p> <p>Paragraph 8.4 refers to the deployment of SUDS to mitigate surface water drainage issues. It should be noted that the ASA and the Local Planning Authority are obligated under the terms of the Direction / Circular to avoid increasing the risk of bird-strike hazard within a 13km zone around the airport and the provision of increased surface water features has the potential to increase the risk of bird-strike hazard in the vicinity of the airport. Any such SUDS provision should therefore be subject to consultation with the ASA and their recommendations taken on board. The paragraph should therefore add in a proviso at the end of the final sentence “subject to the views of the Aerodrome Safeguarding Authority being sought if the SUDS provision is within the 13km bird-strike hazard consultation zone for Manchester Airport.”</p>	
DHSPD – 99 (Emery	Paragraph 8.5	Paragraph 8.5 refers to draft SADPD Policy ENV7 ‘climate change’. Representations made to policy ENV7	References to policies included in the emerging SADPD have been removed from the SPD

Consultee Ref	Document Section	Summary of key issues	Response to issues raised including any changes proposed
Planning on behalf of Bloor Homes Ltd)		of the SADPD, noting that the requirements of the policy are inconsistent with national planning policy and guidance (Paragraph: 012 Reference ID: 6-012-20190315)). Requiring developers to comply with additional technical standards will inevitably have a negative viability impact. Furthermore, CIL was introduced based on the costs of policy requirements established through the CELPS. The SADPD and SPD seek to introduce additional requirements at significant cost. It is fundamentally flawed to introduce additional standards which have a negative impact upon viability, but not revisit CIL. Therefore, the requirements currently set out under policy ENV7 in respect of climate change mitigation and adaptation should be set out within the SPD as optional measures which developers are encouraged to deliver to assist the council in meeting its climate change objectives.	
DHSPD – 57 (Manchester Airport Group)	Paragraph 8.5	There is potential for radar flicker being created by wind-turbines and for glint and glare issues to arise from solar photo-voltaic. Both therefore have the potential to affect aviation safety. In respect of wind-turbines the Direction / Circular sets out that the Aerodrome Safeguarding Authority should be consulted on any proposals within a 30km radius of the airport. Assessment of solar arrays are much more on a case by case basis and will depend on the location / orientation of any array in relation to the approach or departure paths of aircraft using the airport. It would be useful to add a qualifier to the paragraph within the table stating that “The views of the Aerodrome	Text has been added to paragraph 8.5 (now paragraph 5.3) to reflect the wording proposed by the consultee.

Consultee Ref	Document Section	Summary of key issues	Response to issues raised including any changes proposed
		Safeguarding Authority should be sought in respect of wind-turbine or solar photo-voltaic installations.”	
DHSPD – 40 (Macclesfield Town Council)	Paragraph 8.5	A new paragraph should be added with a cross reference to draft SADPD policy INF3 ‘Highway Safety and Access’ and electric charging infrastructure for new dwellings.	A paragraph has been added to the SPD on electric charging infrastructure for new dwellings. The reference is consistent with LPS policy CO2 ‘Enabling business growth through transport infrastructure’, point 2 (vi)
DHSPD – 112 (South Knutsford Residents Group)	Paragraph 9.1	Support the First Homes Policy and any means to ensure that affordable homes are available for successive generations. A due proportion of affordable homes should be allocated within redevelopment schemes in towns to ensure that such householders and their families can benefit from the facilities and services in a town centre.	The Council’s position on First Homes has been included in the SPD (paragraphs 6.24 – 6.33).
DHSPD – 65 (Holmes Chapel Parish Council)	Paragraph 9.1	There should be greater guidance if a developer wanted to build more affordable homes in an area which is not justified or sustainable.	The purpose and scope of the Housing SPD is provide additional guidance on existing planning policies, SC4 ‘residential mix’, SC5 ‘affordable homes’ and SC6 ‘rural exception housing for local needs’.
DHSPD – 100 (Emery Planning on behalf of Bloor Homes Ltd)	Paragraph 9.1	The LPAs policy in respect of affordable housing should be reviewed through the SADPD to reflect national policy and the requirement for First Homes. The draft SPD should be updated to reflect the Ministerial Statement published on 24th May 2021 and the guidance provided within the NPPG. The Ministerial Statement is clear that where local plans do not benefit from specific transitional arrangements, LPAs should make clear how existing policies should be interpreted in the light of the First Homes requirements and should form part of the SPD.	The Council’s position on First Homes has been included in the SPD (paragraphs 6.24 – 6.33).

Consultee Ref	Document Section	Summary of key issues	Response to issues raised including any changes proposed
DHSPD – 70 (Gladman Developments Ltd)	Paragraph 9.1	Requirements relating to affordable housing tenure mix should be sufficiently flexible and be able to respond to the latest evidence on affordable housing tenure. Welcome to commitment to further guidance on proposals for First Homes prior to the adoption of the SPD. The introduction of First Homes offers a significant opportunity to boost affordable home ownership within the borough.	The Council's position on First Homes has been included in the SPD (paragraphs 6.24 – 6.33).
DHSPD – 5 (Alan Murdoch)	Paragraph 9.4	Agree but why a higher threshold in Key Service Centres. A standard threshold for all areas would be more appropriate.	The affordable housing thresholds are established in policy SC5 'affordable homes'. The 30% threshold applies to Key Service Centres but also to the Principal Towns of Crewe and Macclesfield.
DHSPD – 31 & 33 (Jones Homes NW Ltd)	Paragraph 9.7 & 9.12	Rounding up to the nearest whole number? Above 0.5 round up, below 0.5 round down should be applied. In paragraph 9.12, Council will round up or down to the nearest whole number. This needs to apply to paragraph 9.7 also.	The rounding up to the nearest whole number in relation to affordable housing requirements is to ensure that the full 30% requirement is met in line with the thresholds set out in policy LPS SC5 'affordable homes'.
DHSPD – 90 (Aylward Planning on behalf of Cashtal Properties Ltd)	Paragraph 9.7	This paragraph suggests that where the affordable requirement would not result in an integer number, that it should be rounded up. That approach is entirely inconsistent with the Government's published position (notably through the August 2020 consultation on "Changes to the Current Planning System") which is that it should be rounded to the nearest whole number.	The rounding up to the nearest whole number in relation to affordable housing requirements is to ensure that the full 30% requirement is met in line with the thresholds set out in policy LPS SC5 'affordable homes'.
DHSPD – 81 (Barton Willmore on behalf of Anwyl Homes)	Paragraph 9.9	The Council currently seeks a split of 65% affordable/social rented housing and 35% intermediate affordable housing. Our client considers that prescribing this tenure split is too rigid, however welcomes the flexibility in Paragraph 9.10 of the Housing SPD which says the Council will seek the balance of housing which	Noted.

Consultee Ref	Document Section	Summary of key issues	Response to issues raised including any changes proposed
		best meets local needs and site characteristics and applicants should provide justification if they seek a different tenure split. We recommend a more flexible approach should be adopted by the Council whereby developers should provide a tenure mix to meet local needs based on up to date evidence.	
DHSPD – 32 (Jones Homes NW Ltd)	Paragraph 9.10	More Intermediate units needed, particularly if sold to Registered Providers (RP). RP's allow a purchaser to buy from 25% up to 75% of a property's value and to pay rent on the remaining proportion, allowing young couples and families to get a foot on the housing ladder where it would not be possible for an open market unit. Low deposit and very favourable rent terms are appealing to a wide range of people.	Noted.
DHSPD – 58 (Peaks and Plains Housing Trust)	Paragraph 9.10	As a Registered Provider, we support the Council's preferred mix of 65% affordable (or social) rent housing and 35% intermediate affordable housing. We consider this currently provides an appropriate balance that generally meets local needs.	Noted.
DHSPD – 6 (Alan Murdoch)	Paragraph 9.11	Support	Noted.
DHSPD – 98 (Homes England)	Paragraph 9.17	Homes England is the government's housing accelerator. It is noted that the Draft Housing SPD refers in places (Section 9.16 and 9.17) to Homes England Rents. For the avoidance of doubt, the rents are set by the Regulator of Social Housing and you may wish to clarify this in the final draft. Beyond the above clarification, Homes England does not wish to make any further representations.	Noted. The text has been amended in the document (now 6.17 and 6.18).

Consultee Ref	Document Section	Summary of key issues	Response to issues raised including any changes proposed
DHSPD – 59 (Peaks and Plains Housing Trust)	Paragraph 9.17	Support the Council's desire to ensure that rented affordable dwellings are let at rent levels that are affordable. As a result, we understand why the Council have an ambition to support rent levels which do not exceed the Local Housing Allowance (LHA) for the area. This will help to achieve the stated desire of ensuring that rented accommodation remains affordable across the borough. Accordingly, we further support the requirement for a clear viability justification to be provided where an applicant seeks to demonstrate that LHA rates are not deliverable for a scheme, but it is deliverable at 80% of market rent. Important that this is correctly supervised to ensure rented affordable dwellings are let in accordance with this policy. It is suggested that the Section 106 agreement requires rents to be set at this level and approved by the Council. Furthermore, this policy will ensure Registered Providers bidding for affordable dwellings under a Section 106 agreement are doing so on the same basis i.e. it removes the situation where one RP may have a policy of capping rents at LHA whereas another RP may not do so and base their bid on 80% of market rent.	Noted.
DHSPD – 34 (Jones Homes NW Ltd)	Paragraph 9.17	CEC are pushing towards social rent (SR) rather than affordable rent (AR) and unless it can be demonstrated that Local Housing Allowance (LHA) rates are not deliverable for a scheme then SR will be stipulated in the S106. The NPPF definition and referred to in 9.15 allows the options of Social Rent and Affordable Rent and therefore both should be included in the S106.	The purpose of the change to LHA or target rental rates is to ensure that rented accommodation remains truly affordable, across the borough, for those in housing need. A clear viability justification will be required where applicants seek to demonstrate that LHA rates are not deliverable for a scheme, but it is deliverable at 80% of market rent.

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DHSPD – 7 (Alan Murdoch)	Paragraph 9.20	Not clear if the £250k figure reflects the pre or post discount figure. This should be clarified.	The £250k figure is the post discount figure. This has been clarified in the SPD (paragraph 6.26).
DHSPD – 60 (Peaks and Plains Housing Trust)	Paragraph 9.26	The definition of the valuation of a Shared Ownership dwelling provided by Homes England in the Capital Funding Guide is "Initial sales must be based on the full market value of the property which shall be assessed as the price the leasehold interest in the property would fetch if sold on the open market by a willing seller, upon the terms and conditions contained in the shared ownership lease and on the assumption that the leaseholder would acquire a 100% interest in the lease". This is to be assessed by a Royal Institution of Chartered Surveyors qualified independent valuer. We consider the wording of this paragraph should be amended to reflect this wording as opposed to referring to "less a discount off open market value".	The paragraph has been amended (now paragraph 6.37) to reflect the consultation response.
DHSPD – 100 (Emery Planning on behalf of Bloor Homes Ltd)	Paragraph 9.32	Paragraph 9.32 suggests that clusters of affordable housing "should consist of a maximum of between 6 and 10 dwellings". We consider this to be prescriptive, as larger clusters can be successfully integrated within a scheme, particularly where affordable housing is to be delivered via smaller units such as apartments. The document needs to be clear that it will be applied flexibly on a case by case basis. In terms of phasing, the draft SPD correctly confirms that on larger schemes the actual percentage of affordable homes for each phase will be decided on a site by site basis. This flexibility is important and whilst the draft SPD sets out the norm, the SPD	The SPD refers to clusters of between 6 and 10 but then goes on to note that this should not be to the detriment of ensuring the scheme has a wider mix of tenures throughout the site.

Consultee Ref	Document Section	Summary of key issues	Response to issues raised including any changes proposed
		should not prescribe the phasing of affordable housing. This should be left to the development management process	
DHSPD – 8 (Alan Murdoch)	Paragraph 9.37	Please then use the funds that are made available.	Noted.
DHSPD – 61 (Peaks and Plains Housing Trust)	Paragraph 9.38	Due to a lack of estate regeneration funding, we would be keen to see this extended to cover other parts of Cheshire East, so financial contributions in-lieu of direct affordable housing provision can be utilised to fund improvements of existing stock in urban areas across Cheshire East.	The approach set out in the SPD (now paragraph 6.49) is consistent with paragraph 12.51 of the LPS.
DHSPD – 38 (Jones Homes NW Ltd)	Paragraph 9.38	Divert funding for affordable housing into the improvement of existing stock – why does this only apply to Crewe? There is stock in Macclesfield/Wilmslow that could be improved in lieu of building new properties.	The approach set out in the SPD (now paragraph 6.49) is consistent with paragraph 12.51 of the LPS.
DHSPD – 91 (Aylward Planning on behalf of Cashtal Properties Ltd)	Paragraph 9.40	Offers provided by RPs varies very widely, both by location and by scale of development. Typically, offers are suppressed where the affordable product being delivered is of smaller quantum and outside the main urban centres. The contribution which would be needed to secure on-site delivery for smaller schemes in smaller settlements is far greater and we would invite the Council to consider these scenarios when they evaluate affordable housing requirements that will be brought forward through the emerging Development Plan whilst ensuring that these objectives would not impede the realisation of schemes that are otherwise acceptable in planning terms. A failure to adopt a more granular and well-considered approach to viability analysis would have	Noted.

Consultee Ref	Document Section	Summary of key issues	Response to issues raised including any changes proposed
		more substantive implications for smaller developments (say 50 homes or less) where the Government's own evidence is that the development of these smaller sites must be supported.	
DHSPD – 37 (Jones Homes NW Ltd)	Paragraph 9.40 & 9.41	There can be big differences in offers received from Registered Providers depending on a number of factors so would the calculation be based on an average of all the offers received rather than the highest. In order to establish Open Market Values, will a RICS valuation be required?	Noted. Text has been added to paragraph 6.51 (previously 9.41) to reflect the comment received.
DHSPD – 9 (Alan Murdoch)	Paragraph 9.43 & 9.51	Agree that viability should be tested by an independent valuer chosen and appointed by the Council but paid for by the developer.	Noted.
DHSPD – 92 (Aylward Planning on behalf of Cashtal Properties Ltd)	Paragraph 9.48	It is clearly the case that the statement in paragraph 9.48 re the "up to date" nature of the underpinning viability analysis is ill-judged. That analysis did not have regard to many of the emerging policy objectives (such as the published Climate Emergency, First Homes or the commuted sum for Biodiversity Net Gain) and therefore does not provide a robust "policy on" basis to take forward a new policy agenda. The viability framework must be updated to provide that robust basis to move forward.	The guidance in the SPD seeks to provide additional guidance on how the Council will consider matters on viability for affordable housing schemes. It is not seeking to introduce new policy.
DHSPD – 10 (Alan Murdoch)	Paragraph 9.50	Agree, land acquisition price should reflect the known constraints and costs and the purchase price should not be a reason to reduce the requirements.	Noted.
DHSPD – 12 (Alan Murdoch)	Paragraph 9.53	Known constraints and requirements should determine the land value. Land cost should not be a reason to reduce the requirements.	Noted.

Consultee Ref	Document Section	Summary of key issues	Response to issues raised including any changes proposed
DHSPD – 103 (Emery Planning on behalf of Bloor Homes Ltd)	Paragraph 9.54	Section 9 provides guidance on viability assessments, with specific mention of what level of developer profit is considered to be acceptable (paragraph 9.54). The SPD comprises guidance and not planning policy, and therefore it should not set out policy or guidance on how various inputs within a viability appraisal should be calculated.	The guidance contained in the SPD on the level of developer profit is considered to be consistent with the PPG. It also provides a number of factors that may be relevant to the consideration of the appropriate profit level including scale, complexity and risk of the development.
DHSPD – 23 & 24 (Cllr A Farrall)	Paragraph 9.54 & 9.55	PPG paragraph: 018 Reference ID: 10-018-20190509 says that although there's an assumption of 15-20% Gross Development Value (GDV), it's for the developer to mitigate the costs to meet policy requirements and not the local authority to mitigate their policy to meet the developer's GDV. A lower % of GDV is appropriate to meet affordable housing policy.	Noted. Additional text has been added to paragraph 6.64 to further emphasise this point.
DHSPD – 13 (Alan Murdoch)	Paragraph 9.57	If the applicant is able to justify a reduced requirement on viability this should be reviewed in the light of the actual sales prices and abnormal costs and the requirements adjusted to reflect any improved return.	The mechanism for any review of an overage agreement would be clearly stipulated through a Section 106 agreement.
DHSPD – 43 (CPRE)	Paragraph 9.60	We note the use of Vacant Building Credit to support the reuse of brownfield land in 9.60. We also note the question 10 in Appendix 2 Example of Rural Housing Needs Survey 2021.	Noted.
DHSPD – 14 (Alan Murdoch)	Paragraph 9.63	The Council should take a robust view on abandonment and not take the line of least resistance resulting in massively reduced affordable and other contributions	Noted.
DHSPD – 55 (PWA Planning)	Paragraph 9.65	Paragraph 73 of the NPPF asserts a need to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against a housing requirement set out in adopted strategic policies." Therefore, even if the Local Planning	The Council publishes its annual housing monitoring on its website. The council's most recent Housing Monitoring Update (base date 31 March 2020) was published on the 11th March 2021. The published report confirms a deliverable five-year housing land

Consultee Ref	Document Section	Summary of key issues	Response to issues raised including any changes proposed
		Authority has a five-year housing land supply, this should be treated as a minimum, not as a target to prohibit further development, which can help to meet local demands, even within countryside locations that are well-located. Overall, limited growth within proximity to, or adjacent to the defined settlement boundaries is likely to not cause any significant harm to the open countryside, given the proximity to services, facilities, and built development. For this reason, it is believed that an appropriate amount of development in such areas be supported.	supply of 6.4 years. The focus of this SPD is on providing additional guidance on LPS policies SC4 'residential mix', SC5 'affordable homes' and SC6 'rural exceptions housing for local needs'.
DHSPD – 48 (CPRE)	Paragraph 9.67	Do not accept the Government's definition of affordable housing as being 80% of market value. Parts of Cheshire are very affluent, completely out of reach at 80% for poorer households. Want rural exception sites to be offer affordable housing in perpetuity, not only at the first point of sale. We think Right to Buy in rural places erodes the supply of affordable homes. We advocate the development of social housing with a mix of tenures that provide cheaper housing options in the long term, we are therefore pleased to read in the draft Housing SPD the 'Other affordable routes to home ownership'.	Noted.
DHSPD – 72 (Gawsworth Parish Council)	Paragraph 9.67	Housing needs survey – Gawsworth Parish Council believes that a standard of engagement with Parish Councils should be included in this SPD. The Parish Council believes that the definition of 'in conjunction with' should specifically state: A) involvement in the design of the survey, B) the opportunity to independently scrutinise raw data, C) involvement in determining the conclusion of the survey. The Parish Council believes this should be	A copy of the model survey is included in Appendix 2 of the SPD. Additional wording has been added to the paragraph (now paragraph 6.77) to emphasises the importance of engagement with Parish Council's in undertaking the survey.

Consultee Ref	Document Section	Summary of key issues	Response to issues raised including any changes proposed
		enshrined in this SPD to ensure consistency in approach and to ensure that parish councils have a sense of ownership of the data and conclusions.	
DHSPD – 104 (Emery Planning on behalf of Bloor Homes Ltd)	Paragraph 10.1	We agree that support should be given towards schemes that deliver self and custom build homes as per part 1 of draft policy HOU3 of the SADPD. However, part 2 of that policy requires all developments of 30 or more homes to provide a proportion of serviced plots of land, consistent with the latest available evidence of unmet demand. We objected to that aspect of draft policy HOU3 in the SADPD because there is insufficient evidence to justify such a requirement. We consider that the appropriate approach is to firstly identify the scale of demand for such units, and then allocate suitable sites which are specifically put forward for such a use through a call-for-sites exercise. Smaller sites are much better placed to meet the demand for self-build development, which is likely to be for bespoke units in rural or semi-rural locations, rather than serviced plots within large scale housing developments.	The section on self and custom build in the SPD does not make refernece to draft policy HOU 3 of the SADPD.
DHSPD – 82 (Barton Willmore on behalf of Anwyl Homes)	Paragraph 10.1	Self and custom build housing is not always viable, practicable or even desirable in certain areas. Policy HOU3 and the Housing SPD should be adjusted to set out that flexibility will be allowed in considering whether the provision of self and custom build housing is appropriate for all schemes over 30 dwellings. There is no locational evidence to determine where demand lies in the Borough, and the Council does not appear to provide any evidence to suggest that there is a desire to develop vacant plots on existing residential land. The delivery of	The section on self and custom build in the SPD does not make refernece to draft policy HOU 3 of the SADPD.

Consultee Ref	Document Section	Summary of key issues	Response to issues raised including any changes proposed
		self and custom build plots can cause significant issues in the delivery of new homes and it is not feasible to have parts of a completed residential scheme that are still awaiting construction. Furthermore, if those self and custom build plots fail to come forward then it is impracticable for developers to return to a completed site to re-commence construction on the unfinished plots of land.	
DHSPD – 71 (Gladman Development s Ltd)	Paragraph 10.1	It is essential that the final version of the SPD does not seek to introduce policy requirements rather it should clearly highlight the relevant adopted and emerging policy requirements in relation to self-build and custom build housing	Noted.
DHSPD – 56 (PWA Planning)	Paragraph 10.1	Self-build homes are of great need within not only within Cheshire East, but throughout the UK. Self-build homes, within established residential areas, or with good access to local services are ideal, to reduce settlement sprawl and reduce emissions; this is also in line with Cheshire East's goals to be Carbon Neutral by 2025. Self-build homes are bespoke and are of the highest level of design. The majority of self-build homes are built by local citizens, who understand and respect the area and the surrounding landscape, creating unique homes which are fitting of their surrounds. Smaller-scale schemes can help to meet a significant portion of localised housing need. A proportion of small-scale self-build schemes could come forward in more rural locations, given that access to services is somewhat limited in many areas across the Cheshire East. Such self and custom build schemes in rural locations could	The SPD seeks to provide additional guidance on the existing policy references on self build contained within LPS policy SC4 'residential mix'. To provide additional clarity on the approach to self build and affordable housing. Additional text has been added (para 7.7) to the SPD.

Consultee Ref	Document Section	Summary of key issues	Response to issues raised including any changes proposed
		<p>help to meet identified local needs (reference to para 68 of the NPPF). Well-connected small-scale sites, including self and custom build homes within existing settlements or in proximity to existing settlements, should be supported through planning policies and decision-making. The Council's own self-build register indicates that the majority of people want to live within a rural or semi-rural location. Cheshire East Council has a responsibility to provide the right type of growth within the right areas, which includes small-scale development in the open countryside, to meet the identified local needs.</p>	
DHSPD – 62 (Avison Young on behalf of Cinnamon Retirement Living Ltd)	Section 11	<p>Representations made to the SADPD are considered to be relevant to the draft Housing SPD. Evidence to support the SADPD indicate an ageing population profile. Concerns regarding the lack of allocations for older person housing in the SADPD. Concern over to approach to requesting affordable housing in C2 accommodation. The Council's current approach will create a "bare minimum" approach to the provision of care facilities, the impact of which will be a significant reduction in the amount of amenity space for residents to enjoy on sites and the exclusion of any ancillary facilities. We appreciate that the Council has undertaken to test each scheme against policy on a site by site basis, through viability assessments to see what affordable housing could be delivered. However, this would be a failure of strategy and a waste of the local authority's time and money when compared with simply removing the requirement to test viability or allocating sites for C2 use only.</p>	<p>References to policies included in the emerging SADPD have been removed from the SPD. The wording in the SPD clearly sets out the Council's position in respect of the affordable housing policy applying to residential developments and this reference can include C2/C3 accommodation. Reference is also then made to the viability issues which arise from the distinction and how the Council would respond to such issues, should they arise.</p>

Consultee Ref	Document Section	Summary of key issues	Response to issues raised including any changes proposed
DHSPD – 107 (Emery Planning on behalf of Bloor Homes Ltd)	Paragraph 11.1	There is a need to provide a choice of accommodation to suit changing needs as people get older. The draft SPD should not prescribe a proportion of homes to be bungalows.	References to policies included in the emerging SADPD have been removed from the SPD. The SPD does not prescribe a proportion of homes as bungalows.
DHSPD – 114 (Pearce Planning on behalf of Cognatum Developments Ltd)	Paragraph 11.1	<p>Our previous SADPD representations raised objections to paragraph 12.1, HOU1 (mix) and HOU2 (specialist housing), specifically part 3 and the new requirement for C2 development to contribute to affordable housing provision. The paragraph 11.12 statement that LPS policy SC5 (affordable homes) refers to affordable housing requirements applying to ‘residential developments’, which it is inferred can include class C2 (residential institutions) and class C3 (dwelling houses) uses, is understood to be made on the basis of the court case cited in the footnotes (Rectory Homes V SSHCLG and South Oxfordshire District Council, 2020). Notwithstanding this, there is no commentary offered as to whether this is an appropriate approach for the delivery of affordable housing across Cheshire East, nor any definition offered as to how affordable housing would be comprised and delivered across the ‘older person accommodation’ typologies listed in Table 11.1. It is our view that this change would not support the Council’s stated objective of encouraging and supporting the provision of older persons accommodation. Instead, it will likely result in the delivery of less accommodation. It is not appropriate for a use class C2 proposal to contribute to affordable housing as it is a very different</p>	References to policies included in the emerging SADPD have been removed from the SPD. The wording in the SPD clearly sets out the Council’s position in respect of the affordable housing policy applying to residential developments and this reference can include C2/C3 accommodation. Reference is also then made to the viability issues which arise from the distinction and how the Council would respond to such issues, should they arise.

Consultee Ref	Document Section	Summary of key issues	Response to issues raised including any changes proposed
		use with other costs to bear. Up-front costs often relate to the cost of building communal facilities before sales have been achieved, as well as relating to the demographic, who are more risk adverse compared to first time buyers and are more reluctant to purchase off plan, thus often waiting until the development is completed and can be visited. An affordable requirement would result in further risk at the point of land acquisition for specialist retirement developers, with potential cost and uncertainty in the planning process. This in turn has the potential to disincentives the delivery of specialist retirement accommodation.	
DHSPD – 15 & 16 (Alan Murdoch)	Paragraph 11.19	Retirement apartments - the age limit of 55 is too low - it should reflect the expected age of the residents and the assumptions made in the design of the development to ensure that there is consistency- e.g. having a limited number of parking spaces on the grounds that most occupiers are over age 80 is not consistent with an age limit 55.	The definition of age-restricted general market housing is taken from the PPG.
DHSPD – 115 (Pearce Planning on behalf of Cognatum Developments Ltd)	Paragraph 11.21	Object to the wording included referring to the need for registration with the Care Quality Commission (“CQC”). This is not required in Local Plan policy and as such is not justified or effective. Developments are not required to be registered but the agencies that provide such services are required to be CQC registered.	Table 1 of the SPD (types of older person accommodation) makes reference to registration with the Care Quality Commission. It is taken from the definition reflected in the PPG.
DHSPD – 100 (Emery Planning on behalf of)	Glossary	The Glossary should also be updated in respect of the definition of affordable housing to include First Homes.	The glossary has been updated to reflect the definition of First Homes.

Consultee Ref	Document Section	Summary of key issues	Response to issues raised including any changes proposed
Bloor Homes Ltd)			
DHSPD – 52 (CPRE)	Paragraph 16.1	Appendix 3 sets out the SEA /HRA Screening Report. This will be important when considering the SADPD. It is important that the harm arising from housing development is properly understood and that biodiversity is best supported through Biodiversity Net Gain.	Appendix 3 (SEA/HRA) screening report considers the implications of the initial draft Housing SPD. The emerging SADPD is supported by a sustainability appraisal / habitats regulations assessment and will be considered through the examination of the SADPD. The SADPD was submitted for public examination on the 29 April 2021.

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Contents

	Housing Supplementary Planning Document (“SPD”) Consultation.....	3
	Submitting your views.....	3
	What happens after the consultation?	4
1.	Introduction.....	5
2.	Policy Background	5
	National planning policy.....	6
	Local planning policy	6
	Cheshire East Local Plan Strategy.....	6
	‘Saved’ policies from previous Local Plans	7
	Neighbourhood Development Plans	7
	Supplementary Planning Documents	8
	Emerging plans.....	8
3.	Applying for Planning Permission	9
4.	Housing Mix	10
5.	Environmental Impacts of Housing	10
6.	Affordable Housing	13
	Definition.....	13
	Affordable Housing Thresholds and Targets	13
	Tenure of Affordable Homes	14
	Affordable Housing Products	15
	Affordable housing for rent	15
	Starter Homes.....	16
	Discounted Market Housing for Sale	17
	Other affordable routes to home ownership	19
	Affordable Housing Site Specific Considerations	21
	Design and layout of schemes involving affordable homes.....	21
	Delivering Affordable Housing	22
	Affordable Housing Statement.....	22
	Role of Registered Providers.....	22
	Use of Financial and Other Contributions In-lieu of direct affordable housing provision.....	23
	Phasing of affordable homes	24
	Legal Agreements	25
	Viability	27
	Vacant Building Credit	29
	Rural and Entry Level Exception Sites	30
	Rural Exception Sites	30
	Eligibility Requirements for affordable homes	32
	Occupancy Criteria for Rural Exception Sites	33
7.	Self Build and Custom Build	33
8.	Specialist, Supported Living and older person Housing	34
	Definitions	35
	Affordable housing contributions	36
	Housing for older people	37
	Table 4: Types of older person accommodation	38
	Extra Care Housing or Housing With Care	39
	Supported Living and Specialist Housing Provision	40
	Inclusive Design, including Dementia Friendly communities	41

9. Monitoring and review.....42

10. Glossary42

Appendix 1: List of Designated Protection Areas45

Appendix 2: Example of Rural Housing Needs Survey 202147

Housing Supplementary Planning Document (“SPD”) Consultation

Your views are invited on the content of this final draft Housing Supplementary Planning Document (“SPD”) and accompanying report of consultation, which details comments received during the consultation on the initial draft Housing SPD and any subsequent changes made to the document. Consultation is taking place between **x** and **x**. Comments must be received by the council **no later than 5pm on x**.

The consultation documents can be viewed online at www.cheshireeast.gov.uk/localplan

There is no legal requirement for SPDs to be accompanied by Sustainability Appraisal, and this is reinforced in national planning guidance. However, “in exceptional circumstances” there may be a requirement for SPDs to be subject to Strategic Environmental Assessment (SEA) where it is considered likely that they may have a significant effect on the environment that has not already been assessed within the SEA of the LPS. A screening assessment has been undertaken and concludes that further assessment is not necessary.

A screening exercise has been also carried out to determine whether the document gives rise to the need for Appropriate Assessment (under the Habitats Regulations). This similarly concludes that further assessment is not necessary.

An Equality Impacts Assessment Screening Exercise has been undertaken on the content of this SPD. It concludes that the SPD provides further guidance on the policy approach set out in the Local Plan Strategy. No negative impacts are identified following consultation on the initial draft SPD.

These screening assessments have been published and are available to read alongside the final draft Housing SPD and you can give your views on their findings too.

Submitting your views

The council’s online consultation portal is our preferred method for submitted responses, but you can also respond by e-mail or by post, details below; -

- **Online:** Respond via the consultation portal at www.cheshireeast.gov.uk/localplan
- **By e-mail:** To localplan@cheshireeast.gov.uk
- **By post:** Strategic Planning (Westfields), C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ.

Please make sure that your comments reach us by **x**. We are not able to accept anonymous comments and you must provide us with your name and contact details. Your personal data will be processed in line with our Strategic Planning Privacy Notice (www.cheshireeast.gov.uk/localplan). Your name and comments will be published and made available to view on the council’s online consultation portal.

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What happens after the consultation?

Following consultation, the council will carefully consider all comments received to the final draft SPD and accompanying consultation report before deciding whether any further amendments to the SPD are needed before the SPD is considered for adoption. Once adopted, the SPD will be formal planning guidance and will be considered as a material consideration in decision taking.

1. Introduction

- 1.1 Policies in the Local Plan guide development and provide a framework to determine planning applications in the borough. Supplementary Planning Documents (“SPDs”) add further detail to planning policies contained within the development plan and are used to provide detailed guidance on particular issues. SPDs do not form part of the adopted development plan but once adopted, they are a material planning consideration in decision taking.
- 1.2 The Local Plan Strategy (“LPS”) was adopted in 2017. It sets out a vision and strategic priorities for the development of the area along with planning policies and proposals. A key priority of the LPS, is to create and maintain sustainable communities by supporting the delivery of an appropriate mix of house types, sizes and tenures including affordable housing to meet the borough’s needs. It also seeks to support vulnerable and older people to live independently, and for longer (LPS Strategic Priority 2, point 1 (ii & iii)).
- 1.3 The Council’s Corporate Plan (2021-25) sets out three aims. These are to be open, fair and green. In striving to be a fair Council, a key objective is to reduce health inequalities across the borough, addressing issues of poor-quality housing and delivering housing to meet the needs of all residents, including vulnerable and older people. This SPD sets out guidance on policies contained in the Local Plan Strategy (“LPS”) that will support delivery of this ambition.
- 1.4 The LPS anticipates the production of an SPD¹ to provide additional policy guidance, focused on LPS policies SC4 (residential mix), SC5 (affordable homes) and SC6 (rural exceptions housing for local needs). This SPD aims to give greater clarity to developers, landowners and communities, focused primarily on affordable housing and specialist accommodation, including older persons accommodation.

2. Policy Background

- 2.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise². Material planning considerations can include national planning policy and adopted supplementary planning guidance, where relevant.

¹ LPS ¶12.32, ¶12.53 & ¶12.61

² Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

National planning policy

- 2.2 The **National Planning Policy Framework (“NPPF”)**³ sets out the Government’s planning policies for England and how these should be applied. The NPPF provides the national policy context for affordable housing and other housing matters.
- 2.3 **National Planning Practice Guidance (“PPG”)**⁴ provides guidance on several housing related issues and includes a section relevant to affordable housing and housing for older and disabled people. There is also a section in the PPG on planning obligations (setting out further details on the approach to contributions and other topics such as Vacant Building Credit), First Homes and on viability, amongst other policy areas.

Local planning policy

- 2.4 Planning policies are set out in the development plan for the area. The development plan for Cheshire East currently comprises the LPS and ‘saved’ policies within previous local plans which remain in effect until such time as they are replaced. Neighbourhood Development Plans which have been made (adopted) also form part of the statutory development plan.

Cheshire East Local Plan Strategy

- 2.5 The LPS is the strategic plan for the borough. The LPS contains policies of relevance to this draft SPD, including: -
- **Policy PG1: Overall Development Strategy** – sets out the overall development requirements in the borough. The LPS seeks to accommodate a minimum of 36,000 homes between 2010-2030 (at an average of 1,800 per year). The objectively assessed need for affordable housing is for a minimum of 7,100 homes over the Plan period (at an average of 355 dwellings per year).
 - **Policy PG3: Green Belt** – sets out the policy approach to Green Belt. The policy includes several listed exceptions to where the construction of new buildings is inappropriate to the Green Belt, the list includes limited affordable housing for local community needs under policies set out in the Local Plan.
 - **Policy PG6: Open Countryside** – defines the open countryside and seeks to restrict development to that which is essential for uses appropriate to a rural area. The policy makes several exceptions to this general restriction, including rural exceptions housing for local needs (as

³<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁴<https://www.gov.uk/government/collections/planning-practice-guidance>

set out in policy SC6 (rural exceptions housing for local needs) of the LPS).

- **Policy PG7: Spatial Distribution** – The policy provides an indicative distribution of development by settlement and tier of the settlement hierarchy of centres set out in the LPS.
- **Policy SD2: Sustainable Development Principles** – the policy sets out several principles, on matters including design, energy efficiency and other matters that development in the borough is expected to deliver.
- **Policy IN2: Developer Contributions** – the supporting text to the policy makes clear that the provision of affordable housing or other financial contributions will be secured through S106 agreements.
- **Policy SE 2 Efficient Use of Land** – the policy encourages the appropriate redevelopment / re-use of previously developed land and buildings. It also lists several factors that windfall development proposals should consider including landscape / townscape impacts.

2.6 There is a raft of other policies in the LPS that are also relevant to housing proposals. The focus of this SPD will be on providing additional guidance on the following LPS policies: -

- **Policy SC4: Residential Mix** – the policy seeks to provide for an appropriate mix of housing tenures, types and sizes in residential developments. It also includes policy requirements relating to specialist and older person housing.
- **Policy SC5: Affordable Homes** – includes the relevant thresholds and policy requirements for affordable housing provision in the borough.
- **Policy SC6: Rural Exceptions Housing for Local Needs** – the policy sets out the circumstances where rural exceptions affordable housing will be permitted as an exception to other policies concerning the open countryside.

‘Saved’ policies from previous Local Plans

2.7 There are a few ‘saved’ policies that remain part of the development plan from the Crewe and Nantwich, Congleton and Macclesfield Local Plan. The primary policy position on affordable housing and rural exception sites for affordable housing is now included in the LPS. However, ‘saved’ policies contained within previous local plans in relation to matters such as design, amenity etc will still be of relevance.

Neighbourhood Development Plans

- 2.8 Cheshire East is one of the most active neighbourhood planning areas in the country. There are several Neighbourhood Development Plans (NDPs) in the borough. NDPs form part of the development plan and may contain local and non-strategic policies and therefore, it is important that these are considered alongside the policies of the LPS and the content of this SPD. Further information on neighbourhood plans in Cheshire East can be found on the council's website at: <https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-planning.aspx>

Supplementary Planning Documents

- 2.9 The council has adopted several SPDs to provide additional guidance on the implementation of planning policies in the borough. Further details on this SPD and others can be found on the council's website at: https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/supplementary_plan_documents/supplementary_plan_documents.aspx

Emerging plans

- 2.10 The council is currently preparing Local Plan documents which, once adopted, will form part of the adopted development plan. These include the Site Allocations and Development Policies ("SADPD"), the Minerals and Waste Development Plan Document and the Crewe Hub Area Action Plan.

Cheshire East Site Allocations and Development Policies Document

- 2.11 The SADPD will form the second part of the Local Plan. It will set non-strategic and detailed planning policies to guide planning decisions and allocate additional sites for development to assist in meeting the overall development requirements set out in the LPS.
- 2.12 The SADPD, once adopted, will contain detailed non-strategic planning policies on matters including housing mix and specialist housing for older people to complement policies contained in the LPS.

Cheshire East Minerals and Waste Development Plan Document

- 2.13 The Minerals and Waste Development Plan Document is currently in preparation. It will set out the council's planning policies on minerals and waste.

Crewe Hub Area Action Plan

- 2.14 The Crewe Hub Area Action Plan (CHAAP) is currently in preparation and considers a planning framework to facilitate and manage development around Crewe Railway Station, in response to HS2 and other matters.

3. Applying for Planning Permission

- 3.1 Applicants should engage with the council, the local community and relevant statutory consultees at the earliest opportunity in order to make sure that new development responds appropriately to the unique character and quality of place in the borough. Before making a planning application, applicants are strongly encouraged to use the council's pre-application service⁵, particularly for larger schemes, to discuss aspects of a planning proposal including the affordable housing requirement.
- 3.2 For complex, major developments, the council may also work with applicants to negotiate and enter into a planning performance agreement. Planning performance agreements set out an agreed and realistic timetable for processing and determining an application⁶.
- 3.3 Where schemes involve the provision of affordable homes, the council also recommends approaching Registered Providers as early in the process as possible (where relevant) as their input at the design and concept stage can simplify the process of transferring built affordable homes at a later date.
- 3.4 Applicants promoting schemes involving specialist (including supported living) or older persons housing are advised to make early contact with the council's adult social care contract and commissioning team and the strategic housing team. One way of doing this is to indicate that you require their advice at the pre-application service stage.
- 3.5 Applicants should also refer to the requirements of the council's Statement of Community Involvement⁷ and the publicity on planning application(s) protocol⁸ to ensure appropriate engagement takes place on schemes prior to their submission through a planning application.
- 3.6 The council's website includes forms and guidance on making a planning application including a validation checklist⁹. The validation checklist includes documents that should be completed with an application to ensure all the required information is submitted and the application can be made valid.

⁵https://www.cheshireeast.gov.uk/planning/view_a_planning_application/pre-application_advice/pre-application_advice.aspx

⁶https://www.cheshireeast.gov.uk/planning/view_a_planning_application/pre-application_advice/development_team_service.aspx

⁷ https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/sci.aspx

⁸https://www.cheshireeast.gov.uk/planning/view_a_planning_application/making_a_planning_application/the_decision_process.aspx

⁹https://www.cheshireeast.gov.uk/planning/view_a_planning_application/making_a_planning_application/making_a_planning_application.aspx

- 3.7 The Community Infrastructure Levy (“CIL”) is a planning charge based on the size and type of new development. It is mandatory charge and non-negotiable. CIL charging rates, for use class C3 ‘dwellinghouses’ can be found on the council website¹⁰ alongside information on mandatory and discretionary CIL relief for certain types of affordable housing. It is important that applicants complete the relevant CIL forms, found on the council’s website at: www.cheshireeast.gov.uk/cil.

4. Housing Mix

- 4.1 Applicants are encouraged to provide information on housing mix at the pre-application stage, particularly on sites of 10 or more dwellings. The Council at this stage will be able to provide feedback on the proposed housing mix, with consideration of a number of site, market and other relevant matters.
- 4.2 Applicants should then provide information with their planning application on the approach to housing mix and how the proposal responds to the longer-term needs of residents in the borough. The council will require an appropriate range and mix of housing. Housing Mix will be considered on a case by case basis but development proposals are not likely to be supported when dominated by large dwellings (four or five bedrooms) which are unlikely to meet the borough’s housing needs.
- 4.3 Schemes should also consider the inclusion of Key Worker Housing¹¹ and people wishing to commission or build their own home in the overall housing mix. Additional guidance on specialist accommodation and Custom and Self Build are provided in this SPD.
- 4.4 To meet the needs arising for older persons housing, applicants should demonstrate how their proposal will be capable of meeting, and adapting to, the long-term needs of residents as they grow older. Steps to achieve this could include the appropriate design, space, layout and functionality of homes to allow residents to adapt their living environment to meet their own needs as they grow older, including through assistive technology.

5. Environmental Impacts of Housing

- 5.1 The Climate Change Act 2008 introduced a legally binding target for the UK to reduce greenhouse gases by 80% by 2050 against a 1990 baseline. The UK government, on the 20 April 2021, set out its intention to set into law a climate change target to cut emissions by 78% by 2035 compared with 1990 levels. The council has recognised that there is a Climate Emergency and is aiming

¹⁰https://www.cheshireeast.gov.uk/planning/view_a_planning_application/making_a_planning_application/community-infrastructure-levy.aspx

to be Carbon Neutral by 2025. Applicants are encouraged to reduce their carbon footprint, where possible, in the design, construction and occupation of homes and follow the energy hierarchy set out in LPS policy SE9 (energy efficient development), namely: -

- Reducing the need for energy and then ensuring the efficient use of energy supply;
- Maximising the potential for energy supply from decentralised, low carbon and renewable energy sources, including community-led initiatives; and then
- Efficiently using fossil fuels from clean technologies, where possible.

- 5.2 New housing development should achieve Building for Life 12 Standard¹². Using this 'traffic light' design led framework, development should seek to maximise the number of green ratings. If amber is achieved for an essential criterion then the design should be revisited to seek to address any issues raised. Red ratings should be avoided. Planning conditions may be attached to a scheme to ensure the delivery of matters arising from the Building for Life Assessment. Opportunities should be taken to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example, through green infrastructure provision, the maintenance of important hedgerows and Trees (particularly those with a Tree Preservation Order) and access to and contact with nature.
- 5.3 The Cheshire East Environment Strategy 2020 – 2024¹³ notes how homes account for 20% of greenhouse gas emissions in the UK. Alongside responding to LPS SE9 (energy efficient development) schemes are encouraged to consider LPS policy SE 8 (renewable and low carbon energy) which includes the policy context for renewable and low carbon energy schemes in the borough outside of permitted development. The justification text to the policy makes reference to sources of renewable and low carbon energy including solar thermal and photovoltaics (particularly on southern facing roof slopes) alongside other technologies including heat pumps. The views of the Aerodrome Safeguarding Authority should be sought in respect of wind-turbine or solar photo-voltaic installations, where necessary.
- 5.4 LPS Policy SD2 (sustainable development principles) sets out several principles that development proposals will be expected to consider. These include appropriate design, construction, insulation, layout and orientation to create developments that are resilient to climate change, minimise energy use, promote the use, recovery and recycling of materials, are water efficient

¹² Building for a Healthy Life (2020), David Birkbeck, Stefan Kruczkowski, Phil Jones, David Singleton and Sue McGlynn

¹³ [Environment Strategy \(cheshireeast.gov.uk\)](https://cheshireeast.gov.uk/environment-strategy)

and minimise waste and pollution. Further guidance on many of these factors are included in the Residential Design Guide SPD, volume 2, section v|22 – V|56¹⁴, available on the council's website.

- 5.5 Policy SD2 (sustainable development principles) also expects residential development to provide for appropriate open space, provide access to public transport, open space and nature, key services and amenities and incorporate measures to encourage travel by sustainable modes. The policy includes recommended distances to services and amenities (having regard to proposed improvements that are to be brought forward as part of the development). Applicants are also encouraged to consider concepts including the 20-minute neighbourhood which seek to support access to services and facilities for communities without having to use the car.
- 5.6 Access to high quality digital infrastructure should be delivered, in accordance with LPS policy CO3 'digital connections' to accommodate broadband connectivity and allow residents to utilise 'smart' technology in their homes and facilitate home working, where appropriate, to reduce the need to travel and the overall carbon footprint.
- 5.7 'Major' housing schemes of 10 or more homes (or a site area of 0.5 hectares or more) should provide on-site electric vehicle charging infrastructure in safe, accessible and convenient locations across the site. This should include the provision of in-curtilage plug-in points, subject to feasibility and viability.
- 5.8 New development should also aim to secure ecological enhancements by providing nesting / roosting opportunities for bats and nesting birds. This could take the form of integrated opportunities for bats and nesting birds (such as roosting / nesting within part of the roof space). Provision should be informed by a trained ecologist in discussion with the Council's Nature Conservation Officers. Further guidance is contained in the Council's Residential Design Guide SPD in section iv | 16 & iv 17. Lighting schemes should take reasonable steps to avoid night-time light pollution.
- 5.9 Development should avoid and, where necessary, mitigate against environmental impacts of development. Residential development will be expected to address the requirements of LPS policy SE12 (pollution, land contamination and land instability) in any development proposals.
- 5.10 Development proposals should also integrate measures for sustainable water management, reduce flood risk and avoid an adverse impact on water quality and quantity in the borough. Residential development proposals should address the requirements of LPS policy SE13 (flood risk and water management). The Residential Design Guide includes additional guidance, on the importance and potential of SUDS to manage surface water in a

¹⁴https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/supplementary_plan_documents/design-guide-supplementary-planning-document.aspx

sustainable manner¹⁵. The views of the Aerodrome Safeguarding Authority should be sought if the SUDS provision is within the 13km bird-strike hazard consultation zone for Manchester Airport or other relevant safeguarded interests identified in regulations¹⁶

- 5.11 In accordance with policy IN 2 (developer contributions) suitable arrangements will be secured, through mechanisms including a S.106 agreement including ongoing revenue towards the management and maintenance of services and facilities. This may include, for example, the ongoing management and maintenance of public open space and landscaped areas.

6. Affordable Housing

Definition

- 6.1 The NPPF in Annex 2 'Glossary' (and reproduced in the Glossary of this SPD) defines affordable housing as "housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)". There are four broad types of affordable housing:

- Affordable housing for rent;
- Starter Homes;
- Discounted market sales housing;
- Other affordable routes to home ownership.

Affordable Housing Thresholds and Targets

- 6.2 The LPS identifies a need for a minimum of 7,100 affordable homes (an average of 355 affordable homes each year) across the borough for the twenty-year Plan period (2010 to 2030).
- 6.3 LPS policy SC5 (affordable homes) sets out the thresholds for affordable housing provision in the borough. In residential developments, affordable housing will be provided as follows: -

¹⁵ Volume 2, section iv|64 – iv|75, https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/supplementary_plan_documents/design-guide-supplementary-planning-document.aspx

1.2 ¹⁶ Town and Country Planning (Safeguarded aerodromes, technical sites and military explosives storage areas) Direction 2002 (DfT/ODPM Circular 01/2003) and safeguarding maps.

- i. In developments of 15 or more dwellings (or 0.4 hectares) in the Principal Towns and Key Service Centres at least 30% of all units are to be affordable;
 - ii. In developments of 11 or more dwellings (or have a maximum combined gross floorspace of more than 1,000 sqm) in Local Service Centres and all other locations at least 30% of all units are to be affordable;
- 6.4 The NPPF (2021), in paragraph 63, states that the provision of affordable homes should only be sought for residential developments that are major developments¹⁷. However, as the LPS is a recently adopted Plan, planning decisions should be made in accordance with the thresholds included in policy SC5 (affordable homes).
- 6.5 On sites below the site size thresholds set out in LPS policy SC5 (affordable homes), affordable housing will not be required by policy, but developers are still invited to consider making provision for an element of such housing as part of the overall scheme.
- 6.6 In applying the size threshold for affordable housing, site areas will normally be measured to the natural, physical perimeters of the site. It will not be acceptable for sites to be artificially divided into smaller components in order to take a site below the stated affordable housing threshold.
- 6.7 There will be occasions where meeting the affordable housing requirement on residential sites would not result in a 'round' number of dwellings. In such cases, the number shall be rounded up to the nearest whole number. This is to ensure that the full 30% requirement for affordable housing is met on-site.
- 6.8 Affordable housing can also be provided on rural exception sites where there is a proven need and in accordance with LPS policy SC6 (rural exceptions housing for local needs). Further guidance on the provision of rural exception sites are included in this SPD.

Tenure of Affordable Homes

- 6.9 Affordable homes provided must be of a tenure, size and type to help meet identified housing needs and contribute to the creation of mixed, balanced and inclusive communities (point 3 of LPS policy SC5 affordable homes and policy SC4 residential mix).
- 6.10 The council's initial preference, based on current evidence on tenure, is for a mix of 65% affordable (or social) rent housing and 35% intermediate affordable housing (paragraph 12.48 of the LPS). The council will, however, seek the balance of housing that best meets local needs and the characteristics of the site.

¹⁷ Major developments are defined in the NPPF as housing sites of 10 or more homes, or where the site has an area of 0.5 hectares or more.

- 6.11 Applicants should provide justification if they seek a different tenure mix (than 65% affordable (or social rent) and 35% (intermediate housing)). Applicants are also expected to set out circumstances where different affordable housing products are involved.
- 6.12 There will be occasions where meeting the affordable housing tenure on residential sites would not result in a 'round' number of dwellings. In this situation, when determining the 65/35% tenure split, the council will round up or down the number of units to the nearest whole number.
- 6.13 In line with paragraph 65 of the NPPF (2021), where major development involving the provision of housing is proposed, decisions should provide at least 10% of the total number of homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development:-
- Provides solely Build to Rent homes;
 - Provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);
 - Is proposed to be developed by people who wish to build or commission their own homes: or
 - Is exclusively for affordable housing, an entry-level exception site or a rural exception site.

Affordable Housing Products

- 6.14 Affordable housing includes housing for sale or rent, for those whose needs are not met by the market. There are several definitions and types of affordable housing as set out in the following section which build upon the definitions provided by the NPPF.
- 6.15 Cheshire East does not currently maintain any council housing of its own. There are several Registered Providers (RP), who operate in the borough including a number of housing associations. Registered Providers support the provision of affordable housing, are independent companies and are controlled by the Regulator of Social Housing.

Affordable housing for rent

- 6.16 Affordable housing for rent must meet the NPPF definition - (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a Registered Provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need

not be a Registered Provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

- 6.17 In Cheshire East, rented accommodation for affordable housing should be provided at levels no higher than Regulator for Social Housing target rents. The council will normally require all social rented housing to be developed and managed by Registered Providers. All nominations for rented affordable housing are provided through the Cheshire East Homechoice Choice Based Lettings¹⁸ system via the Common Allocations Policy. Allocations for rented housing will be completed in accordance with a Section 106 agreement produced for the specific scheme, however most agreements specify 100% nominations at first let and 50% thereafter.
- 6.18 There is a clear need to ensure that rented affordable dwellings can be let at rent levels which are truly affordable. Whilst housing schemes across the borough have previously been let at social rent or affordable rent (up to 80% of market rent), Cheshire East Council have an ambition and are now seeking to support rent levels which do not exceed either the Local Housing Allowance (LHA) for the area, or Regulator for Social Housing target rent amounts – whichever is lowest. This total rent amount is inclusive of additional service charges which are added to rent schedules. LHA rates are subject to change throughout the lifetime of this document, therefore it is recommended that the most recent figures are obtained and observed when providers are securing housing schemes. The purpose of the change to LHA or target rental rates is to ensure that rented accommodation remains truly affordable, across the borough, for those in housing need. A clear viability justification will be required where applicants seek to demonstrate that LHA rates are not deliverable for a scheme, but it is deliverable at 80% of market rent.

Build to Rent

- 6.19 Build to rent schemes are defined as those which are purpose built for the provision of rented accommodation, including both affordable and market units. Build to Rent schemes can either be standalone, or form part of a wider multi-tenure site. The affordable provision on a Build to Rent scheme should consist entirely of affordable rented dwellings and in this context is referred to as Affordable Private Rent. The landlord for the affordable housing provision on Build to Rent schemes does not need to be a Registered Provider.

Starter Homes

- 6.20 The definition of Starter Homes is as stated in Sections 2 and 3 of the Housing and Planning Act 2016 and any subsequent secondary legislation made under those sections. Starter Homes are new-build homes which are provided for

¹⁸ https://www.cheshireeast.gov.uk/housing/housing_options/rented_social_housing.aspx

sale to first-time buyers and come with at least a 20% discount from the open market value, up to a cap of £250,000 (post discount). There are additional criteria to access starter homes such as age restrictions and a cap on household incomes to ensure that the properties are sold to those with an identified housing need.

Discounted Market Housing for Sale

- 6.21 Discounted market housing for sale is an intermediate product that refers to the provision of subsidised low-cost market accommodation through a re-sale covenant scheme. The principle is that the accommodation is available, at a fixed discount, below the open market value to households in need. The level of discount will be that which is required to achieve the maximum selling price determined by the council for those in need locally who cannot afford to buy on the open market.
- 6.22 The individual circumstances of each planning application and the area will be taken into consideration and will need to be negotiated with the council prior to the determination of the relevant planning application. Within Cheshire East, the minimum discount rate is 30%. Evidence has shown that in order to achieve an affordable price, the level of discount will normally be required to be a minimum of 30% and up to 50% of the market price. The discount applies on initial and all subsequent re-sales thus ensuring that the accommodation is retained as affordable. Discounted market housing for sale will normally be provided by a private developer, in which case it should be subject to a satisfactory arrangement to ensure that the benefit of below market price housing is available in perpetuity to future occupants.
- 6.23 The house price of each property will be based on the open market value prevailing at the time of marketing the property as agreed with the council, less the appropriate discount to achieve the agreed maximum selling price. Valuations for discounted properties will need to be completed by an RICS qualified valuer, then verified by the council, before marketing of the property can commence. A Section 106 Agreement will be required to ensure that the level of discount remains in force for all initial and subsequent re-sales.

First Homes

- 6.24 A written ministerial statement [\(add link\)](#) and Planning Practice Guidance [\(add link\)](#) set out the government intentions for First Homes from the 28 June 2021.
- 6.25 First Homes are a specific kind of discounted market sale housing. They are the government preferred discounted market tenure, are considered to meet the definition of 'affordable housing' for planning purposes.
- 6.26 Specifically, First Homes are discounted market sale units which:
- a) must be discounted by a minimum of 30% against the market value;

- b) are sold to a person or persons meeting the First Homes eligibility criteria ;
- c) on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and
- d) after the discount has been applied, the first sale must be at a price no higher than £250,000. First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations (i.e. S106 agreements).

Application of 'First Homes' in Cheshire East

- 6.27 The Cheshire East Local Plan Strategy ("LPS") was adopted on the 27 July 2017 prior to the written ministerial statement on First Homes. In addition, the second part of the Council's Local Plan, the SADPD does not directly address affordable housing requirements, contains non-strategic policies and falls within the transitional arrangements for First Homes.
- 6.28 Although not part of the Cheshire East Local Plan, the written ministerial statement and PPG are a material consideration in decision taking. The PPG encourages local planning authorities to make development requirements for First Homes clear in their area¹⁹.
- 6.29 Under transitional arrangements the Council does not need to require First Homes as part of the affordable housing mix until the requirement is included within an updated and adopted Local Plan /made neighbourhood plan.
- 6.30 First Homes will also not apply to the following:
- sites with full or outline planning permissions already in place or determined (or where a right to appeal against non-determination has arisen) before 28 December 2021;
 - applications for full or outline planning permission where there has been significant pre-application engagement which are determined before 28 March 2022
- 6.31 In the event that an application which includes First Homes is submitted to the Council prior to the update to the Local Plan and / or relevant neighbourhood plan then the council will consider the inclusion of First Homes as a material consideration in decision taking. When determining whether the inclusion of First Homes is acceptable on a scheme, the Council will consider the extent to which the proposal complies with national planning policy and whether the

¹⁹ Paragraph: 009 Reference ID: 70-009-20210524

introduction of First Homes has any unacceptable impacts, with reference to existing local plan policies in the borough.

- 6.32 In addition, to qualify as a First Home, there should be a section 106 agreement securing the necessary restrictions on the use and sale of the property, and a legal restriction on the title of the property to ensure that these restrictions are applied to the property at each future sale. The price cap of £250,000 (or £420,000 in Greater London), however, applies only to the first sale and not to any subsequent sales of any given First Home.
- 6.33 The First Homes Written Ministerial Statement and PPG have also introduced a First Homes Exception sites policy. Full details of the First Homes Exception Sites policy can be found in the Written Ministerial Statement and PPG and are not repeated here. From 28 June 2021, the Council will consider planning applications for the development of First Homes Exception Sites in accordance with the Written Ministerial Statement and PPG as a material consideration in decision making as references are not currently included in the development plan. The Council will consider the extent to which the proposal complies with national planning policy and whether the introduction of First Homes has any unacceptable impacts, with reference to existing local plan policies in the borough.

Other affordable routes to home ownership

Shared ownership

- 6.34 Shared Ownership is an intermediate product and provides a way of helping households to buy a share in their own home when they cannot afford the full market value. The household purchases a share, usually between 25 – 75%, and pays rent on the remaining proportion to the managing Registered Provider. Additional shares can be purchased at 10% at a time (referred to as 'staircasing') which will enable a resident to increase their equity share in the property and in many cases buy the final share and own the whole home. Following staircasing to 100% ownership, the affordable element of the property is fully removed, and the property can be resold at 100% of the market value, without restrictions.
- 6.35 The Government from the 01 April 2021 has updated the model Shared Ownership lease, which includes several changes to shared ownership properties brought forward by the new Homes England Affordable Homes Programme 2021-26. This has seen a reduction in the initial equity available to buy, reducing from 25% to 10%. Occupiers will also be able to purchase additional equity of their property 1% at a time, reduced from 10% at a time. This aims to support residents to access routes to home ownership with lower deposits. There is an expectation that this new model of Shared Ownership will be incorporated in non-grant funded units as well, following its introduction. This approach is also included in the charter for social housing residents:

social housing white paper consultation document published by the government.²⁰

- 6.36 In 2009, the government introduced legislation under which several rural parishes in Cheshire East became 'Designated Protected Areas' whereby new affordable shared ownership dwellings in these areas would be subject to requirement that owners are either not able to acquire more than 80% equity in a property or if they acquire 100% equity, it has to be sold back to the managing Registered Provider to retain as affordable housing in perpetuity. When 'staircasing' has taken place, the additional payments will be recycled and used for affordable housing in Cheshire East. The council will normally expect all schemes to be transferred to and managed by a Registered Provider. In such cases, legal restrictions on eligibility and rental levels will be necessary. A list of the Designated Protected Areas relevant to Cheshire East can be viewed in the Housing (Right to Enfranchise) (Designated Protected Areas) (England) Order 2009.
- 6.37 Where a Registered Provider is involved, the rental element will be set at an affordable level by the Registered Provider itself but will need to be confirmed with the council. For shared ownership offered by other providers this must be in partnership with Homes England and the rental element will also need to be confirmed with the council to ensure they are set at an affordable level. In such cases, a Section 106 Agreement will be required. The house price of each property will be based on the open market value prevailing at the time of marketing the property as agreed with the council, the terms and conditions contained in the shared ownership lease and on the assumption that the leaseholder would acquire a 100% interest in the lease. This is to be assessed by a Royal Institution of Chartered Surveyors qualified independent valuer. As indicated above, in some rural areas of the Borough, the government has applied restrictions on the amount of equity that an owner is able to acquire. The council can apply to Homes England for a waiver for the Designated Protection Area status. However, this is only likely to occur in exceptional circumstances.

Shared Equity

- 6.38 Shared Equity is an intermediate product that provides households the opportunity to purchase a share of a property, typically 70%, with the remaining 30% share being retained by the council. After 5 years, further equity can be bought in the property up to 100% ownership. When the purchaser wants to sell the property, they must do so on the same terms as when they purchased the property. This means they must sell it with the same level of discount they received and to someone who meets the criteria for affordable housing. A legal charge is attached to the property to ensure this happens. If the owner buys the remaining share from the council the legal charge is removed.

²⁰<https://www.gov.uk/government/publications/the-charter-for-social-housing-residents-social-housing-white-paper>

Rent to Buy

- 6.39 'Rent to Buy' is an intermediate home ownership product which allows households to pay an intermediate rent up to 80% of open market rent, giving the occupant the opportunity to save for a deposit which could enable them to purchase the property after a minimum of 5 years following moving in. Rent to Buy properties are not subject to local authority nominations, however, landlords may wish to work with the local authority to identify potential tenants. Applicants for Rent to Buy properties must be working and either first time buyers or starting a new household following a relationship breakdown. The purchase of the property, if taken forward, following this minimum 5-year period is completed at the market value of the property and the 'Right to Buy' is not applicable on Rent to Buy properties.

Affordable Housing Site Specific Considerations

Design and layout of schemes involving affordable homes

- 6.40 Point U2 (a mix of home tenures, types and sizes) in the National Design Guide²¹ encourages schemes to be well-integrated and designed to the same high quality across different tenures.
- 6.41 This is consistent with the intention of LPS policy SC5 (affordable homes, point 5), that market and affordable homes on sites should be indistinguishable and achieve the same high design quality. The design, including elevation, detail and materials, should be compatible with open market homes and be regarded as 'tenure blind' ensuring that dwellings are unable to be identified as affordable due to their design and aesthetic. Affordable homes should also have comparable access to local green spaces, open spaces, play and amenity areas as open market homes for health and well-being. It is also expected that affordable homes will have the same level and standard of car parking as for open market homes, in line with the Council's car parking standards set out in Appendix C of the LPS.
- 6.42 Design standards of funding bodies such as Homes England should also be referred to, where relevant, in order to satisfy any funding grant requirements.
- 6.43 The design of new housing developments should ensure that affordable homes are integrated with open-market homes to promote social inclusion. Affordable homes (both rented and intermediate tenure) should therefore be 'pepper potted' throughout a development in line with point 4 of policy SC5 (affordable homes) unless there are specific circumstances or benefits that would warrant a different approach. The affordable housing provided on a scheme should not be segregated from the open market dwellings, nor should it be entirely on the periphery of a development. Approval of affordable housing layouts will take into consideration factors including the number of

²¹ <https://www.gov.uk/government/publications/national-design-guide>

affordable dwellings, site topography and other site characteristics, and whether affordable units are distributed across the entirety of a site. It is acknowledged that Registered Providers favour clusters of units to assist in housing management and repair issues. Clusters should consist of between 6 and 10 dwellings; however, this should not be to the detriment of ensuring the scheme has a wide mix of tenures throughout the site.

Delivering Affordable Housing

Affordable Housing Statement

- 6.44 For planning applications of schemes which have an affordable housing requirement, the planning application validation checklist includes the need for an Affordable Housing Statement, which should specify what is being proposed with regards affordable housing and provide justification for the amount and type of affordable housing proposed.
- 6.45 The Affordable Housing Statement will need to include the following elements:
- the number of affordable homes / market homes proposed to be provided on site. Indicative information may be provided at outline planning stage;
 - any specialist provision which is being provided and who this is for, including the need for such provision in line with the requirements of SC4 (residential mix);
 - detail of how the proposed development complies with relevant national (NPPF & NPPG) and local planning policies and guidance (particularly policy SC5 / SC6 (as relevant) in the LPS);
 - A plan and supporting information on the timing, location and distribution of the affordable housing within the site, ensuring that the affordable housing is pepper-potted throughout the Site and not segregated from the open market housing (required for full and reserved matters applications only) illustrative plans should be submitted for sites seeking outline planning permission;
 - Information should also be provided on the proposed housing mix. This should include sizes, types and tenure of affordable homes proposed (required for full and reserved matters applications only). A guide or illustration of the proposed housing mix should be submitted for sites at outline planning permission stage;
 - details of how the proposed design, materials and construction of the affordable housing will ensure that the affordable housing is materially indistinguishable (in terms of design and appearance) from the open market housing of similar size within the development (required for full and reserved matters applications only). A commitment to this approach will be required for sites seeking outline planning permission.

OFFICIAL

Role of Registered Providers

- 6.46 The council's preference is for affordable housing to be provided and managed by Registered Providers. The council regards the involvement of a Registered Provider in any element of affordable housing as a sufficient guarantee of need and affordability without any additional control. In all other cases of affordable housing including Build for Rent, the council will require the S.106 Agreement to contain an obligation to make the affordable housing available to those in housing need and at less than the market price or rent in perpetuity, so far as the law allows.

Use of Financial and Other Contributions In-lieu of direct affordable housing provision

- 6.47 In line with paragraph 63 of the NPPF, the council will normally require affordable housing to be delivered without public subsidy and provided on site. In exceptional circumstances and where it can be justified, as a first alternative, affordable housing will be accepted off-site; this must be robustly justified and on a site that is agreed with the council as being in a suitable location, relative to the housing need to be met.
- 6.48 In exceptional circumstances, where suitable sites aren't available, and where it can be justified, as a second alternative, a financial contribution will be accepted. This provision is viewed by the council as a last resort option, as opposed to an alternative method of affordable housing. The council's desire to have all affordable provision on-site is in line with government guidance to encourage the development of mixed and balanced communities. However, there may be physical or other circumstances where an on-site provision would not be practical or deliverable. Such circumstances might include where:
- the provision of the affordable housing elsewhere in the locality would provide a better mix of housing types;
 - management of the affordable dwellings on site would not be feasible;
 - it would be more appropriate to bring back existing vacant housing into use as affordable units;
 - the constraints of the site prevent the provision of the size and type of affordable housing required in the area.
- 6.49 In line with paragraph 12.51 in the LPS, there may also be circumstances in Crewe, where it may be appropriate to divert funding for affordable housing into the improvement of existing stock within the urban area, rather than the provision of new affordable homes.
- 6.50 Where a financial contribution is offered, the amount of such contribution will normally be expected to reflect the cost necessary to facilitate an equivalent

OFFICIAL

amount of affordable housing as would have been provided on-site. The amount of any contribution will need to be agreed with the council. Where off-site provision is made by the developer or as a result of any financial contribution, this should be in a location elsewhere within the borough where there is an identified need.

- 6.51 The basis for calculating the cost to the developer for off-site provision will be the difference between the open market value of the units that would have otherwise been affordable and the average amount a Registered Provider would offer for those units. We would require the applicant to submit an affordable housing mix outlining the type, size and tenure of units which meet the housing need for the locality and the policy requirements of the LPS, including constructed to national building regulations requirements and provided at 65% rented and 35% intermediate tenure mix. This should include the open market values of the units and details of offers from a Registered Provider to take the affordable units. In order to establish open market values, a valuation will need to be completed by a RICs qualified valuer, then verified by the Council.

Worked Example

12 units on site of 1 hectare in a Local Service Centre

30% affordable housing requirements: $12 \times 0.3 = 4$ units

In this example, there is 3 x 2 bedroom house at social rent and 1 x 3 bedroom house at intermediate tenure. Using some illustrative values as an example presents the following position: -

Unit Type	OMV	Tenure	RP offer	Financial Contribution [per unit]	Total
2 bed house (65m ²)	£100,000	Social Rented	£55,000	£45,000	£135,000
3 bed house (70m ²)	£120,000	Intermediate	£80,000	£40,000	£40,000
					£175,000

- 6.52 Where viability is cited as a reason for fewer affordable dwellings being delivered, the developer will be required to submit an open book viability assessment. In such cases, the council will commission an independent review of the viability study, for which the developer will bear the cost. In cases where such affordable housing provision is agreed there may be a requirement for 'overage' payments to be made. This will reflect the fact that the viability of a site will be agreed at a point in time and may need to be reviewed, at set point(s) in the future.

Phasing of affordable homes

- 6.53 In order to ensure the proper integration of affordable housing with open market housing, particularly on larger schemes, conditions and/or legal

OFFICIAL

agreements attached to a planning permission will be required. The actual percentage will be decided on a site by site basis, but the norm will be that affordable units will be provided no later than the sale or let of 50% of the open market homes. However, in schemes that provide for a phased delivery and a high degree of 'pepper potting' of affordable homes distributed across the site, the maximum proportion of open market homes that may be completed before the provision of all affordable units may be increased to 80% following approval from the Strategic Housing Manager.

Legal Agreements

- 6.54 The council will normally require provision of affordable housing and/or any control of occupancy to be secured by means of planning obligations pursuant to Section 106 of the Town and County Planning Act 1990 (as amended). Section 106 agreements are legal agreements made between the council and applicants / landowners and can be attached to a planning permission to make acceptable development which otherwise be unacceptable in planning terms.
- 6.55 Section 106 planning obligations can only be taken into account in determining planning applications where they meet the following tests from Regulation 122 of the CIL Regulations:
- Necessary to make the development acceptable in planning terms;
 - Directly related to the development; and
 - Fairly and reasonably related in scale and kind to the development.
- 6.56 In respect of affordable homes, Section 106 agreements may cover the following areas:-
- **Tenure:-** Where a development contains an element of affordable housing that is to be available for rent, the council will require the agreement to contain an obligation that any such housing is to be managed by a Registered Provider. Where a development contains an element of affordable housing that is to be available for sale or shared ownership, then the council will require the agreement to contain adequate principles approved in advance by the council or alternatively the agreement may reserve the council's right to approve a specific scheme prior to implementation.
 - **Dwelling Types and Sizes:-** If the relevant planning application is in outline only, then the council will require the agreement to stipulate an acceptable range for the number, type, tenure and size of all affordable housing units, as appropriate. If the relevant planning application is a detailed application (reserved matters or full application), then the council may require that the agreement contains an obligation that the affordable dwellings are to be built in accordance with the details comprised in the

approved application as regards number, type, design, tenure and size of each dwelling.

- **Price and Rent Control:-** Where a development contains an element of affordable housing that is to be available for sale, the council will require that the agreement sets out the formula to be applied to achieve the desired level of discount in perpetuity. Where a development contains an element of affordable housing that is to be available for intermediate rent, the council will require that the agreement sets out the provisions and safeguards to achieve a rent amount which is affordable in perpetuity.
- **Use of financial and other contributions:-** Where developers offer financial or other contributions towards the provision of affordable housing on an alternative site in the locality, and it is agreed by the council that this is an acceptable means of providing affordable housing, the council will expect the agreement to contain obligations relating to the provision of such contribution. In some instances, the agreement may include viability reviews and 'overage' clauses where a reduced or nil element of affordable housing has been agreed. This will include provisions to secure the amount to be paid, the trigger or date to pay the contribution and any other necessary requirements including any 'overage' payment requirements.
- **Phasing:-** Where any element of affordable housing is to be comprised in a larger development which also includes market housing, the council will expect that provision of the affordable housing element will be phased. The council will therefore require the Section 106 Agreement to contain an obligation restricting the developer from allowing the sale or letting of an appropriate proportion of the open market housing until the affordable housing element is built and ready for occupation on an agreed basis.
- **Involvement of Registered Provider:-** In all cases where a Registered Provider is to be involved in the provision of any element of affordable housing, then the council will require that the agreement contains an obligation that such housing is transferred to and managed by an Registered Provider and that it should only be used for the purposes of providing housing accommodation to meet the objectives of an Registered Provider as set out in the Housing Act 1996.

6.57 Applicants are encouraged to provide the necessary information to assist in the production of a Section 106 agreement including: -

- Proposed 'heads of terms' of the legal agreement setting out in broad terms what the main elements that the Section 106 agreement will cover.
- Up to date copies of any relevant title and ownership deeds from land registry.
- An undertaking to pay the council's appropriate and reasonable legal and administrative costs in connection with preparation of the legal agreement.

OFFICIAL

- In the event that the applicant is represented by a member of the legal profession, the relevant contact details and name of the individual and/or organisation dealing with the matter.

Viability

- 6.58 The affordable housing requirement set out in policy SC5 (affordable homes) of the LPS is considered up to date. The policy requirements have been viability tested, most recently in the process of adopting a CIL Charging Schedule for the borough. Reference can also be made to the viability work prepared to support the emerging SADPD document.
- 6.59 It is anticipated that as the LPS policy requirements are clearly stated, then these costs can be accurately accounted for in the price paid for the land by the developer. It is expected that applicants will be aware of their policy obligations at the outset and that the financial implications of these will have taken into account prior to negotiations on the purchase of the land.
- 6.60 Planning applications that comply with the policy requirements of SC5 (affordable homes) are considered to be viable. However, and as noted in criterion 7 of policy SC5 (affordable homes), in exceptional circumstances, where scheme viability may be affected, developers will be expected to provide viability assessments when seeking to justify alternative affordable housing provision. Alternative affordable housing provision could include lower provision or provision of alternative affordable housing tenures.
- 6.61 National planning policy and planning practice guidance²² details the particular circumstances that justify the need for a viability assessment at the application stage. Such circumstances could include (but not limited to), for example, where development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan; where further information on infrastructure or site costs is required; where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); or where a recession or similar significant economic changes have occurred since the plan was brought into force.
- 6.62 Applicants who consider that a viability case for alternative affordable housing exists, will be required to submit an open book viability assessment. In such cases, the council will commission an independent review of the viability study, for which the developer will bear the cost. The applicant will be required to provide a written undertaking to cover the cost of the independent review of the viability study prior to the viability specialist being appointed. Outputs from the viability review process will be shared with the applicant.
- 6.63 Any viability assessment should reflect the government's recommended approach to defining key inputs and variables to be included in the viability

²² <https://www.gov.uk/guidance/viability> - Paragraph: 007 Reference ID: 10-007-20190509

assessment as set out in national guidance – (<https://www.gov.uk/guidance/viability>). Reference should also be made to best practice, for example RICS guidance and RICS professional standards.²³

- 6.64 Viability assessments should be undertaken on the basis of an expected profit of between 15-20% as specified in PPG with profit levels relevant to the scale, complexity and risk of the development. The PPG notes that a lower level of expected profit may be appropriately applied in circumstances where this guarantees an end sale at a known value and reduces risk.
- 6.65 In accordance with PPG and policy SC5 (affordable homes) economic viability assessments will be made publicly available along with all information relevant to the planning application. Where an exemption from publication is sought on matters of commercial sensitivity then this will have to be justified and any aggregated information should be clearly set out and be able to be published. An executive summary should also be produced for any economic viability assessments prepared.
- 6.66 In cases where such alternative affordable housing provision is agreed there may be a requirement for the provision of 'overage' payments to be made. This will reflect the fact that the viability of a site will be agreed at a point in time and may need to be reviewed, at set point(s) in the future. An overage requirement is a clause in a Section 106 agreement that relates to future profits from a development. Where the viability evidence justifies a lower affordable housing requirement than the policy target, and this is accepted by the council, an overage clause will be inserted into the Section 106 agreement. As viability assessments are relevant to a particular point in time, this would be linked to reviews of the viability assessment, at certain points within the site's lifetime. Such a requirement will be related to the site's size; its characteristics; market conditions and other relevant factors (paragraph 12.52 of the LPS).
- 6.67 In the circumstances where a developer makes more profit than expected, a proportion of that 'additional' profit is to be paid to the council to help fund the provision of affordable housing that should have otherwise been provided by the development itself. The level of 'additional profit' is established through a re-assessment of viability after the completion of the scheme using the actual costs and values in the development. The mechanisms of this assessment would be set out in the Section 106 agreement.
- 6.68 In preparing a viability assessment, applicants should provide as full and complete information as possible. This is to assist the independent assessment of the viability appraisal seeking to minimise the time this process could take.
- 6.69 Affordable housing and tariff style contributions will not be sought from any development consisting only of the construction of a residential annex or

²³ www.rics.org/uk/ and including Financial Viability in Planning (2019) or as updated.

extension to an existing home (in line with point 9 of policy SC5 affordable homes).

Vacant Building Credit

- 6.70 To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, the NPPF (paragraph 64) notes that the affordable housing contribution due should be reduced by a proportionate amount equivalent to the existing gross floorspace of the relevant vacant buildings. Affordable housing contributions may still be required for any increase in floorspace.
- 6.71 The vacant building credit does not apply to buildings which have been abandoned. As set out in national planning guidance, in deciding whether a use has been abandoned, account should be taken of all relevant circumstances, such as: the condition of the property, the period of non-use, whether there is an intervening use; and any other relevant evidence regarding the owner's intention for the site.
- 6.72 Each case is a matter for the council to judge. In considering how the vacant building credit should apply to a particular development, the council will have regard to the intention of national policy. In doing so, it may be appropriate to consider: whether the building has been made vacant for the sole purposes of re-development, whether the building is covered by an extant or recently expired planning permission for the same or substantially the same development.
- 6.73 Any vacant building credit calculation should be submitted to the council at the point of the application. The council will expect the building to be measured in accordance with best practice and guidance documents such as the RICS code of measuring practice.
- 6.74 One way of calculating vacant building credit, could be to use the following formula – (net change in floorspace / proposed floorspace) x affordable housing policy requirement. As an illustrative example; -
- Proposed development of 2,000 sqm
 - Policy SC5 (affordable homes) requires 30% affordable homes
 - There is an existing vacant building on site with a floorspace of 750 sqm
 - The difference between the gross floorspace of the existing vacant building and the proposed new build floorspace is 1,250 sqm
 - Therefore, the affordable housing requirement for this site is $(1250/2000) \times 30 = 18.75$ (or 19 dwellings (rounded)).

Rural and Entry Level Exception Sites

Rural Exception Sites

- 6.75 The NPPF, in paragraph 78, states that rural housing policies “should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs and consider whether allowing some market housing on these sites would help to facilitate this”.
- 6.76 As the release of such sites will be an exception to planning policy related to the countryside, to meet locally identified affordable housing need, then the location, scale, layout, density, access and design of any proposed scheme will be critical in determining whether it is acceptable.
- 6.77 The LPS in policy SC 6 (rural exceptions housing for local needs) outlines criteria, relevant to rural exception housing sites. The introduction to policy SC6 (rural exceptions housing for local needs) is clear that **all criteria** (points 1-8) need to be met for a site to be considered an exception to other planning policies relating to the countryside. Point 8 of policy SC6 (rural exceptions housing for local needs) also provides further guidance concerning the cross subsidy of affordable housing with market housing and again sets out a number of criteria that should be addressed. Taking points 1-8 of policy SC6 (rural exceptions housing for local needs) in turn: -
- Location – sites should adjoin Local Service Centres or other settlements²⁴ and be close to existing employment and existing or proposed services and facilities. Services and facilities are defined as including public transport, education and health facilities and retail services. Table 9.1 (access to services and facilities) in the LPS provides a guide on recommended distances to services and facilities. Sites which adjoin Principal Towns and Key Service Centres are not considered to be rural exception sites and will not be supported as such. The needs of larger settlements at Principal Towns and Key Service Centres are met through the requirements of LPS policy SC5 (affordable homes).
 - Scale – schemes should be small in scale (defined as 10 dwellings or fewer by the LPS). They should broadly reflect the affordable housing need appropriate to the parish in which the scheme is situated. If a higher local housing need is demonstrated (greater than 10 dwellings) then it may be considered appropriate for development of more than one site to meet this need.

²⁴ This concerns the ‘other settlements and rural areas’ tier of the council’s settlement hierarchy as set out in policy PG 2 (settlement hierarchy) of the LPS.

- Site Options Appraisal - all rural exception site schemes should be supported by a thorough site options appraisal to demonstrate why the site is the most suitable one.
- Housing needs survey – schemes should be supported by an up to date (within the last five years) housing needs survey that identifies the need for such provision within the parish. The council has published a number of parish level surveys across the borough which can be accessed on the council's website²⁵. Where an up-to-date survey does not exist, the applicant must conduct a survey, based on the Cheshire East Council model survey, in conjunction with and ensuring appropriate levels of engagement with the parish council where possible. A copy of the model survey is included in Appendix 2 of this SPD.
- Occupation of schemes – points 5, 6 and 7 of policy SC6 (rural exceptions housing for local needs) refer to ensuring occupancy criteria and the method to the 'cascade' approach, generally focused on the parish where the rural exception site is being promoted.

6.78 Point 8 of policy SC6 (rural exceptions housing for local needs) refers to perpetuity, it is expected that proposals for the affordable homes element of a rural exceptions scheme is to be retained as affordable homes in perpetuity (forever).

6.79 The provision of a small number of 'market' units may help maintain communities where development would not otherwise occur. Such schemes will, however, only be permitted where viability assessments or some other clear reason demonstrates that this is the only way that affordable housing to meet local needs can be delivered on the site. In the instances where cross subsidy of schemes (i.e. market units provided to support the financing of affordable units) would be acceptable, points 1-7 of policy SC6 (rural exceptions housing for local needs) have to be addressed, alongside the requirements of point 8, specifically:-

- Such proposals will only be permitted where it can be demonstrated that the site would not be viable, as a rural exception site, without cross subsidy. The developer will be required to submit an open book viability assessment. In such cases, the council will commission an independent review of the viability study, for which the developer will bear the cost
- aspirational land value is no justification for allowing a higher proportion of market value units;
- The viability assessment must show that the scale of the market housing component is essential for the successful delivery of the rural exception scheme, based on reasonable land values and must not include an element of profit;

²⁵https://www.cheshireeast.gov.uk/housing/affordable_housing/rural_housing/rural_housing.aspx

- The majority of the development must be for rural exception affordable housing; and
- No additional subsidy (such as government grant) is required for the schemes.

Eligibility Requirements for affordable homes

- 6.80 The underlying criteria for eligibility to affordable housing is that households must be in unsuitable housing and unable to afford to rent or buy on the open market. This is the council's definition of housing need for affordable housing.
- 6.81 If a Registered Provider is to manage the affordable housing, either for rent or sale, then the council is satisfied that this will be sufficient to control both eligibility and future occupancy.
- 6.82 If affordable housing is developed by other housing providers the council will require arrangements in place to ensure that any accommodation is available to those in housing need, as defined by the council. Priority will also be required to be given to persons with a local connection to the scheme – location being defined as the catchment area for the property as agreed with the council. In this respect, local connection would be defined in accordance with the Cheshire East Common Allocations Policy (as updated, most recently 2018) as one or more of the following:
- Currently live, or have lived, within Cheshire East and have done for at least 2 consecutive years
 - Have immediate family (mother, father, brother, sister, adult child, adoptive parents) who are currently living in Cheshire East and have done for at least five years or more
 - Have a permanent contract of employment based within Cheshire East borough
 - Members of the armed forces:
 - (a) members of the Armed Forces and former Service personnel, where the application is made within five years of discharge.
 - (b) bereaved spouses and civil partners of members of the Armed Forces leaving Services Family Accommodation following the death of their spouse or partner.
 - (c) serving or former members of the Reserve Forces who need to move because of a serious injury, medical condition or disability sustained as a result.
 - Other significant reason

Occupancy Criteria for Rural Exception Sites

- 6.83 In the case of rural exceptions sites, a 'community connection' approach to occupancy criteria will be followed which takes account for the parish, then adjoining parish, ward, then wider areas of the borough. Any criteria will be confirmed through a Section 106 agreement.
- 6.84 Occupancy will, in perpetuity, be restricted to a person in housing need and resident or working in the relevant parish, or who has other strong links with the relevant locality in line with the community connection criteria as set out by Cheshire Homechoice on an ongoing basis.

7. Self Build and Custom Build

- 7.1 Policy SC4 (residential mix) of the LPS states new residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes, this could include people wishing to build or commission their own home.
- 7.2 The council keeps a register of people and associations who are seeking to acquire a serviced plot of land to build their own home in Cheshire East. The purpose of the register is to help understand the demand for serviced plots in line with the requirements of the Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016).
- 7.3 A 'serviced plot of land' is land that has suitable access to the public highway as well as connections for electricity, water and wastewater. In line with policy CO3 (digital connections) of the LPS encouragement will also be given for schemes to deliver the necessary physical ICT infrastructure to accommodate information and digital communications networks (for example broadband access).
- 7.4 'Self-build' is housing usually built by its final owners/occupiers. 'Custom-build' is housing usually part built by a provider and then customised by its owners/occupiers. In both instances, owners/occupiers are expected to have significant influence over the final design of their home. It is expected that evidence will be provided to the council that this will / has taken place. Owners/occupiers can be individuals or associations of individuals. Each term is defined in the Self- Build and Custom Housebuilding Act 2015 and associated regulations. The onus is on the applicant to clearly demonstrate that a proposal meets the relevant definitions set out in the legislation.
- 7.5 Schemes for self-build and custom-build homes must still comply with policies and guidance in the development plan governing location and design of new homes. The fact that a proposed new home may be self or custom-build will not override these policies. Provision of self and custom-build housing opportunities will be controlled through planning conditions and / or Section 106 agreements as necessary.

- 7.6 The council is open to alternative development routes which can contain a self/custom-build element, as well as an affordable housing element, such as community-led housing. The council will consider the provision of affordable and self/custom build dwellings being delivered via this method.
- 7.7 Most self-build plots will come forward on an individual plot basis or as a small group of dwellings. However, the Local Plan Strategy and national planning policy does not differentiate between small scale development and self-build schemes in terms of triggering an affordable housing provision, with no specific exemption for self-build schemes from making an affordable housing contribution. Subsequently, self-build sites may still trigger an affordable housing requirement where the thresholds included in policy SC5 'affordable homes' has been met.

8. Specialist, Supported Living and older person Housing

- 8.1 The council's vulnerable and older persons strategy (2020 – 2024)²⁶ has identified three main strategic objectives consistent with the 2014 version of the strategy: -
- That people are supported to live in their own homes independently for longer;
 - When required, people can receive the support they need in a wide range of specialist, supported accommodation including those members of the community with specific housing needs within the borough;
 - People are able to make informed choices about the accommodation, care, and support options within Cheshire East.
- 8.2 Alongside this, there are a number of strategies that the council has put in place relevant to specialist, supported living and older person housing including:
- Cheshire East All Age Autism Strategy (2020 – 2023);²⁷
 - My Life, My Choice, a strategy for people with learning disabilities in Cheshire East (2019 – 2022);²⁸

²⁶ https://www.cheshireeast.gov.uk/housing/strategic_housing/vulnerable_persons.aspx

²⁷ <https://www.cheshireeast.gov.uk/livewell/health-matters/health-conditions/autism/autism.aspx>

²⁸ <https://www.cheshireeast.gov.uk/livewell/health-matters/disabilities/learning-disability/learning-disability.aspx>

- Cheshire East All Age Mental Health Strategy (2019 - 2022).²⁹

Definitions

8.3 For planning purposes, the glossary in the NPPF provides definitions of older people and people with disabilities: -

- Older people for planning purposes are defined as - people over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.
- People with disabilities for planning purposes are defined as - people have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

8.4 It is recognised that there is a wider spectrum of needs that exist within the above definitions.

8.5 The Town and Country Planning (Use Classes) Order 1987 (UCO) (as amended) puts the use of land and buildings into various categories known as 'use classes'. Specialist Housing can fall within the following use-classes:-

8.6 **C2 Residential Institutions**

- Use for the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwelling houses)).
- Use as a hospital or nursing home
- Use as a residential school, college or training centre

8.7 **C3 Dwelling Houses** - use as a dwellinghouse (whether or not as a sole or main residence) –

- A single person or by people to be regarded as forming a single household;
- Not more than six residents living together as a single household where care is provided for residents; or
- Not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4).

²⁹ <https://www.cheshireeast.gov.uk/livewell/health-matters/health-conditions/mental-health/mental-health.aspx>

- 8.8 As noted in the introduction to this document, the Community Infrastructure Levy came into effect from the 01 March 2019. Schemes involving planning use class C3 'dwelling houses' can be CIL liable in particular 'zoned' areas of the borough. Further information can be found on the Cheshire East website at www.cheshireeast.gov.uk/cil
- 8.9 The UCO defines care as personal care for people in need of such care by reason of old age, disablement, past or present dependence on alcohol or drugs or past or present mental disorder, and in class C2 also includes the personal care of children and medical care and treatment. For the purposes of this SPD, a residential care or nursing home for older people or people with a disability is expected to fall within use class C2.
- 8.10 With regards to schemes such as retirement housing/villages or supported housing, these can fall within use class C2 or C3 depending on factors such as the need and availability of care and the type of care products, access and other services and facilities provided on site. Planning Practice Guidance states that it is for the local planning authority to consider which class a particular development may fall.

Affordable housing contributions

- 8.11 Recently, some innovative models of private sector housing for older people have been developed. These schemes are characterised by the availability of varying degrees of care, 24-hour staffing and ancillary facilities. The council recognises that such models can contribute to meeting affordable and special needs housing, thus the council will seek an affordable housing contribution from these schemes where the dwellings trigger the thresholds set out in LPS SC5 (affordable homes).
- 8.12 Importantly, reference to 'dwellings' in policy is not only confined to C3 uses (termed 'dwelling houses' in the UCO) in applying affordable housing requirements³⁰. LPS policy SC5 (affordable homes) refers to affordable housing requirements applying to 'residential developments' and this reference can include class C2 (residential institutions) and class C3 (dwelling houses) uses.
- 8.13 Consideration will be given by the council to any viability issues which arise from this distinction and will assess these accordingly. Due to the difficulty in providing replicable and repeatable guidance for all housing development sites, each request to the council to reduce the affordable housing provision will be assessed on an individual case by case basis in line with point 7 of policy SC5 (affordable homes).
- 8.14 In order to support mixed and balanced communities across the borough, the council will consider proposals for specialist housing provision, including housing for older adults, downsizing opportunities or bungalows. In

³⁰ Rectory Homes V SSHCLG and South Oxfordshire District Council, 2020

circumstances, where the type of development (for example, the land take for bungalows) impacts on the viability of schemes, then this may result in a reduction of the overall affordable housing requirements when supported by robust viability evidence which has been independently appraised.

Housing for older people

- 8.15 There is a need to provide a choice of accommodation to suit changing needs as people get older. The population projections, which support the LPS, identify that the population of Cheshire East is likely to increase from 383,600 persons to 431,700 persons over the 12-year period 2018-30; a 12-year increase of 48,100 persons. The population in older age groups is projected to increase substantially during this period, with an increase in the population, aged 60 or over of 35,600, of which over 60% are projected to be 75+ (22,250 persons)³¹.
- 8.16 The Cheshire East Residential Mix Assessment (2019) acknowledges that many householders as they get older may prefer to remain in their own homes with appropriate assistance from social care providers, assistive technology and appropriate adaptations or right size (downsize) to more suitable accommodation. Furthermore, the health, longevity and aspirations of older people mean that they will often live increasingly healthier lifestyles and therefore future housing needs, for example for specialist accommodation, may be different from current identified needs.
- 8.17 The council adopts a 'homes first' policy which supports residents to maintain their independence and remain in their own home (or within alternative settings offering independent accommodation such as extra care housing / retirement living schemes) for as long as possible. The council will consider applications to adapt or extend homes in a positive and supportive manner as a means of helping more people to remain living independently in their own home, when consistent with policies in the local plan.
- 8.18 There are several different types of housing for older people. There are individuals / households who live independently at home. The PPG also includes the following types and development descriptions: -

Type	Description
Age-restricted general market housing	This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens but does not include support or care services.
Retirement living or sheltered	This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services but

³¹ Cheshire East Residential Mix Assessment (Opinion Research Services, 2019)

housing	provides some support to enable residents to live independently. This can include 24-hour on-site assistance (alarm) and a warden or house manager.
Extra care housing or housing with care	This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available, if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24-hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.
Residential care homes and nursing homes	These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes.

Table 1: Types of older person accommodation

8.19 Not all sheltered housing has communal facilities. There may be, for example, a bungalow scheme with an onsite warden and pull cords that would form an example of sheltered accommodation. For extra care or housing with care schemes it may be the case that meals are usually available from an onsite restaurant or bistro.

8.20 Alongside a number of considerations in bringing forward development for older persons housing, policy SC4 (residential mix) point 3 notes that accommodation designed specifically for older persons will be supported where there is:-

- A proven need – the applicant will be expected to provide an assessment of need for the site. Factors to consider include:-

(1) The need for a site in that location, that cannot be addressed anywhere else.

(2) How a site might contribute to the delivery of published council strategies, including the vulnerable and older persons strategy.

(3) Information on the anticipated local 'catchment' area of the proposal including any age and needs based eligibility criteria.

(4) Any other local market factors.

The council can provide advice to developers, care and support providers, and housing associations (including registered providers) on sources of

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information that can assist. For C2 schemes, reference should also be made to Care Quality Commission guidance for providers on meeting relevant regulations, where required.

- A scheme is located within a settlement boundary, as defined on the Policies Map
- Accessibility by public transport
- A scheme within a reasonable walking distance of community facilities such as shops, medical services and public open space. Recommended distances to services and facilities are set out in table 9.1 of the LPS. It is expected that there is a level and safe route of access. Reference will also be given to services and facilities, if proposed to be provided on site.

8.21 As with other forms of housing, the council will encourage the completion of Building for Life 12 assessments to ensure high quality residential development that meets the needs of all and provides suitable access to open space and nature, where possible.

Extra Care Housing or Housing With Care

8.22 To be defined as extra care or housing with care scheme, the council will take account of the following considerations: -

- Occupants are expected to have their own self-contained home with a front door and legal right to occupy the property;
- There should be access to a level of care and support, accessible on site and provided 24 hours a day and 7 days a week, as necessary;
- Schemes should facilitate independent and safe living arrangements. There will be positive weight afforded to schemes that apply the accessible and adaptable home standards as set out in this SPD. Schemes will also be encouraged, where possible, to provide accommodation that meets the national space standards;
- Ideally provide access to meals, communal and social facilities on site or facilitate access in the local community. Communal 'lift' facilities should be provided as necessary;
- Schemes will be encouraged to provide for 'step up / step down' accommodation to allow temporary access to such schemes to facilitate discharge from hospital;
- Access to assistive technology, adaptations and specialist equipment to meet needs as necessary. Alarm systems and remote (secure) door entry should be provided as standard. Other personal assistive technology should be available on an individual basis.

- 8.23 Schemes will be encouraged to provide for flexible space for mobile / visiting facilities such as a GP/nurse etc, subject to being able to demonstrate the viability of such schemes with the support of the NHS and other appropriate stakeholders. Staff facilities should be considered also in terms of office, rest room and toilet / shower facilities.
- 8.24 There are also instances of larger schemes incorporating enhanced facilities such as shops, gyms etc that also provide access from the local community. The preferred location of extra care schemes would associate with the factors identified with policy SC4 'residential mix' of the LPS, that is located within settlements with access to public transport and appropriate facilities including local health and retail facilities.

Supported Living and Specialist Housing Provision

- 8.25 The provision of appropriate housing for people with disabilities, including specialist and supported housing is important to assist residents in living safe and independent lives.
- 8.26 The council's document 'my life, my choice – a strategy for people with learning disabilities' (2018-2022) highlights a key focus on the promotion of independence for people with learning disabilities.
- 8.27 As with older persons accommodation, policy SC 4 (residential mix) point 3 notes that accommodation designed specifically for specialist housing groups will be supported where there is a: -
- a proven need;
 - it is located within settlement boundaries, defined on the Local Plan policies map;
 - it is accessible by public transport; and
 - within a reasonable walking distance of community facilities such as shops, medical services and public open space.
- 8.28 Positive weight will be afforded to schemes which encourage housing that meets optional accessibility and wheelchair housing technical standards. Properties will be encouraged to provide assistive technology, as necessary. Where appropriate, schemes should have lift access and communal areas which facilitate social opportunities.
- 8.29 Design should reflect the potential needs of occupants including residents with mobility as well as care and support needs. The council will encourage the completion of Building for Life 12 assessments to ensure high quality residential development that meets the needs of all.
- 8.30 As schemes for specialist housing provision cover a range of complex needs, schemes are also encouraged to consider:-

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- Robust building materials, where possible, to ensure materials are hardwearing;
- To seek to minimise trip hazards, provide handrails and good lighting, where possible, to provide for a safe built environment;
- Provide clear signage, sightlines and routes around the building; clearly defined rooms so that the activities taking place in that room are understood;
- Reduce noise through location of activities and appropriate soundproofing;
- Provide access to open space.

Inclusive Design, including Dementia Friendly communities

- 8.31 An inclusive environment is one that can be accessed and used by everyone. It recognises that every individual experience their environment in different ways and accommodates this through design. In line with the planning practice guidance³², inclusive design and the experience of the end user should be considered from the outset of the development and design process.
- 8.32 Inclusive design should include the building and, it's setting in the wider built environment. In line with the PPG, development proposals should consider: -
- Ease of movement including with mobility aids;
 - Proximity and links to public transport / local amenities;
 - Parking spaces and dropping off points;
 - The positioning of street furniture and the design of approach routes;
 - Entrance features which are clearly identified, and well lit; and
 - Availability of facilities, including public toilets.
- 8.33 Design principles such as those set out in the Housing our Ageing Population Panel for Innovation (HAPPI)³³ report are also applicable to housing for older people and age-friendly places including:
- integration with the surrounding context;
 - social spaces that link with the community;
 - space standards that facilitate flexibility;
 - enhanced natural light, energy efficiency and sustainable design; and
 - priority for pedestrians in outdoor spaces.
- 8.34 Planned environments can also have a substantial impact on the quality of life of someone living with dementia. People with dementia need to have access

³² <https://www.gov.uk/guidance/housing-for-older-and-disabled-people>

³³ <https://www.housinglin.org.uk/Topics/browse/Design-building/HAPPI/>

to care and support to enable them to live independently and homes need to be designed with their needs in mind. Characteristics of a dementia-friendly community include, but are not limited to:

- Easy to navigate physical environment;
- Appropriate transport;
- The development of communities shaped around the views of people with dementia and their carers;
- Good orientation and familiarity;
- Reduction in unnecessary clutter; and
- Reduction in disorienting visual and auditory stimuli.

8.35 There should be a range of housing options and tenures available to people with dementia, including mainstream and specialist housing. Innovative and diverse housing models should be considered where appropriate. The Royal Town Planning Institute has also published guidance on Dementia and Town Planning³⁴ which can also provide for additional advice and guidance.

9. Monitoring and review

9.1 The effectiveness of this SPD will be monitored as part of the Authority Monitoring Report process using information from planning applications and decisions.

10. Glossary

Affordable Housing	<p>Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</p> <p>a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).</p> <p>b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation</p>
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³⁴ <https://www.rtpi.org.uk/practice/2020/september/dementia-and-town-planning/>

	<p>made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.</p> <p>c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</p> <p>d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.</p>
Amenity	A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them.
Building for Life 12	The industry standard endorsed by government for designing new homes in England, based on 12 key criteria.
Cheshire Homechoice	A partnership between the council and registered providers who advertise properties and manage the housing need register and allocation policy.
Community Infrastructure Levy (CIL)	A levy allowing Local Authorities to raise funds from owners or developers of land undertaking new building projects in their area.
Community Land Trust	Non profit community based organisations that develop housing or other assets that meet the needs of the community, are owned and controlled by the community and are made available at permanently affordable levels.
Consultation Statement	A consultation statement is defined in regulation 12(a) of the Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation statement includes information, in broad terms, of who has been consulted, a summary of the main issues raised by those persons and how those issues have been addressed in the SPD.
Custom and Self-build dwellings	As defined by the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016).
Entry Level Exception Sites	As defined in the NPPF, entry level exception sites are suitable for first time buyers or those looking to rent their first home. The NPPF provides more details.
First Homes	First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes

Grant Funding	Public funding used to subsidise the provision of affordable housing, typically from either Homes England or the council.
Key worker dwelling	A key worker is a public sector employee who is considered to provide an essential service; this includes those involved in health; education; emergency services and social workers.
Habitats Regulations Assessment	A Habitats Regulations Assessment (HRA) refers to the several distinct stages of Assessment which must be undertaken in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended) and the Conservation of Offshore Marine Habitats and Species Regulations 2017 (as amended) to determine if a plan or project may affect the protected features of designated habitats site(s) before deciding whether to undertake, permit or authorise it.
Homes England	The body responsible for providing financial assistance to bodies including registered providers of social housing for the purpose of improving the supply and quality of housing in England now conferred on such body under the Housing and Regeneration Act 2008 (or any successor legislation or body replacing or amending the same).
Local Housing Allowance.	The Valuation Office Agency Rent Office determines Local Housing Allowance (LHA) rates used to calculate housing benefit for tenants renting from private landlords. LHA rates are based on private market rents being paid by tenants in the broad rental market area (BRMA). This is the area within which a person might reasonably be expected to live.
National Described Space Standards	The nationally described space standard is not a building regulation and remains solely within the planning system as a new form of technical planning standard if supported by a local plan policy. It deals with internal space standards within new dwellings and is suitable for application across all tenures.
Rural exception sites	Small sites used for affordable housing in perpetuity where sites would not normally be use for housing. Rural exception sites seek to address the needs of the local community by accommodating householders who are either current residents or have an existing family or employment connection.
Self Build	Housing built by individuals or groups of individuals for their own use, either by building the homes themselves or working with builders.
Staircasing	Owners are able to purchase additional equity in the property when they can afford to. In most circumstances, this means that shared owners have the ability to eventually own 100% of the freehold, if they acquire the remaining unowned shares over time.
Vacant Building Credit	National policy provides an incentive for brownfield development on sites containing vacant buildings. Where a vacant building is brought back into any lawful use, or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be

	sought. Affordable housing contributions may be required for any increase in floorspace.
Viability Study	A report, including a financial appraisal, to establish the profit or loss arising from a proposed development. It will usually provide an analysis of both the figures inputted and output results together with other matters of relevance. An assessment will normally provide a judgement as to the profitability, or loss, of a development.

Appendix 1: List of Designated Protection Areas

List of Designated Protected Areas taken from the Housing (Right to Enfranchise) (Designated Protected Areas) (England) Order 2009 (No.2098)

Acton, Adlington, Agden, Alpraham, Arclid, Ashley, Aston by Budworth, Aston juxta Mondrum, Audlem, Austerson Baddiley, Baddington, Barthomley, Basford, Batherton, Betchton, Bexton, Bickerton, Blakenhall, Bosley, Bradwall, Brereton, Bridgemere, Brindley, Broomhall, Buerton, Bulkeley, Bunbury, Burland, Calveley, Checkley cum Wrinehill, Chelford, Cholmondeley, Cholmondeston, Chorley (formerly Macclesfield Rural District), Chorley (formerly Nantwich Rural District), Chorlton, Church Lawton, Church Minshull, Coole Pilate, Cranage, Crewe by Farndon, Crewe Green, Dodcott cum Wilkesley, Doddington, Eaton, Edleston, Egerton, Faddiley, Gawsworth, Goostrey, Great Warford, Hankelow, Hassall, Hatherton, Haughton, Henbury, Henhull, High Legh, Hough, Hulme Walfield, Hunsterson, Hurleston, Kettleshulme, Lea, Leighton, Little Bollington, Little Warford, Lower Withington, Lyme Handley, Macclesfield Forest and Wildboarclough, Marbury cum Quoisley, Marthall, Marton, Mere, Millington, Minshull Vernon, Mobberley, Moreton cum Alcumlow, Moston, Mottram St Andrew, Nether Alderley, Newbold Astbury, Newhall, Norbury, North Rode, Odd Rode, Ollerton, Over Alderley, Peckforton, Peover Inferior, Peover Superior, Pickmere, Plumley, Poole, Pott Shrigley, Rainow, Ridley, Rostherne, Siddington, Smallwood, Snelson, Somerford, Somerford Booths, Sound, Spurstow, Stapeley, Stoke, Sutton, Swettenham, Tabley Inferior, Tabley Superior, Tatton, Toft, Twemlow, Walgherton, Wardle, Warmingham, Weston, Wettenhall, Wincle, Wirswall, Woolstanwood, Worleston, Wrenbury cum Frith, Wybunbury

There are also part areas of designated protected areas in Bollington, Haslington, Prestbury, Willaston and Wistaston. These mapped areas can be viewed on the Homes England Website:- <https://digitalservices.homesengland.org.uk/designated-protected-areas/>

Appendix 2: Example of Rural Housing Needs Survey 2021

Cheshire East Council

Introduction

The purpose of this survey

Whether you consider yourself to have a housing need or not, the information you provide in this survey is important in helping us understand the housing need within your community – we would much appreciate you completing this survey and returning it to us in the freepost envelope provided. Please read each question carefully and tick in the box to indicate your answer – all instructions are given in italics after each question. This survey should be completed by the householder only.

Your confidentiality is assured

We comply with all laws concerning the protection of personal information, including the General Data Protection Regulation (GDPR). Any personal information you supply will remain strictly confidential and anonymous and will be held and used in line with the Data Protection Act 2018. The information you provide will only be used by Cheshire East Council to analyse the results of surveys and inform decision making. We will not pass on your personal information to any other third parties, without your prior consent. Your response will be stored and kept in line with the council's retention schedule. To find out how we use your information see our privacy policy at www.cheshireeast.gov.uk/privacy.

Section 1 – Your current accommodation

1. How many years have you lived in **x** parish? Please tick one box only

Five years or less	<input type="checkbox"/>	More than five years	<input type="checkbox"/>
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2. Including yourself, how many people live in your household? Please write a number in each box e.g. "2"

Adults (aged 16+ including yourself)	<input type="text"/>	Children (aged under 16)	<input type="text"/>
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3. In which of these ways does your household occupy your current accommodation? Please tick one box only

Owned outright <input type="checkbox"/>	Renting from a housing association <input type="checkbox"/>
Buying on mortgage <input type="checkbox"/>	Tied accommodation <input type="checkbox"/>
Renting from a private landlord <input type="checkbox"/>	Other (please write in) <input type="text"/>

4. What type of property do you currently live in? Please tick one box only

House <input type="checkbox"/>	Flat / Apartment <input type="checkbox"/>
Bungalow <input type="checkbox"/>	Other (please write in) <input type="text"/>

5. What is your home postcode? We ask this so we can be sure we have obtained a range of views from across the parish. Please write in below

Section 2 – Alternative accommodation

6. Do you, the householder, currently need alternative accommodation in your local area? Please tick one box only

Yes <input type="checkbox"/> → Go to Q7	No <input type="checkbox"/> → Go to Q8
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7. Please indicate why you need alternative accommodation: Please tick all that apply

Need larger accommodation <input type="checkbox"/>	Need a cheaper home <input type="checkbox"/>
Need smaller accommodation <input type="checkbox"/>	Need permanent accommodation <input type="checkbox"/>
Need independent accommodation <input type="checkbox"/>	Need to be closer to a carer or dependent <input type="checkbox"/>

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Need level of physically adapted accommodation <input type="checkbox"/>	Other (please tick and write in below) <input type="checkbox"/>
Need to be closer to employment <input type="checkbox"/>	

Section 3 – Affordable housing

8. Would you be in favour of a small development of affordable housing being built in your parish to meet the needs of those having a local connection to the parish? Please tick one box only

Yes

☐

No

☐

Not sure

☐

9. If you wish to, please give reasons for your answer to the previous question (Q8): Please write in below

10. If you are aware of any sites in your local area, including previously developed sites, that might be suitable for affordable housing, please give details below: Please write in below

Section 4 – New households for current household members

11. Apart from yourself, do any current members of your household wish to form a new household within **x Parish in the next 5 years (for which they will need their own accommodation)? Please tick one box only**

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Yes <input style="width: 50px;" type="checkbox"/> → Go to Q0	No <input style="width: 50px;" type="checkbox"/> → Go to Q0			
12. How many current household members wish to form a new household within x Parish in the next 5 years (for which they will need their own accommodation)? Please tick one box only				
One <input style="width: 50px;" type="checkbox"/>	Two <input style="width: 50px;" type="checkbox"/>	Three <input style="width: 50px;" type="checkbox"/>	Four <input style="width: 50px;" type="checkbox"/>	Five more <input style="width: 50px;" type="checkbox"/> or <input style="width: 50px;" type="checkbox"/>

Questions 12 to 19 now ask about the detail of these new households. In this survey it is possible to give the details of four new households. If you wish to give the details of five or more new households, please contact us for extra forms to complete by emailing RandC@cheshireeast.gov.uk or by telephoning 0800 123 55 00.

For questions 0 to 0 there is a different column for each new household that you are giving the details about. If you have only one new household to tell us about, you should only complete the details in the “1st new household” columns. If you have two new households to tell us about, you should complete the details in the “1st new household” and “2nd new household” columns.

13. Who will be forming the new household(s)? Please tick one box only for each new household

	1st new household	2nd new household	3rd new household	4th new household
A daughter or son	<input style="width: 50px;" type="checkbox"/>	<input style="width: 50px;" type="checkbox"/>	<input style="width: 50px;" type="checkbox"/>	<input style="width: 50px;" type="checkbox"/>
Other (please tick and write in below)	<input style="width: 50px;" type="checkbox"/>	<input style="width: 50px;" type="checkbox"/>	<input style="width: 50px;" type="checkbox"/>	<input style="width: 50px;" type="checkbox"/>

14. When will the new household(s) be needed? Please tick one box only for each new household

	1st new household	2nd new household	3rd new household	4th new household
Within 1 year	<input style="width: 50px;" type="checkbox"/>	<input style="width: 50px;" type="checkbox"/>	<input style="width: 50px;" type="checkbox"/>	<input style="width: 50px;" type="checkbox"/>
In 1 to 3 years	<input style="width: 50px;" type="checkbox"/>	<input style="width: 50px;" type="checkbox"/>	<input style="width: 50px;" type="checkbox"/>	<input style="width: 50px;" type="checkbox"/>
In 3 to 5 years	<input style="width: 50px;" type="checkbox"/>	<input style="width: 50px;" type="checkbox"/>	<input style="width: 50px;" type="checkbox"/>	<input style="width: 50px;" type="checkbox"/>

15. How many adults over the age of 16 will there be in each new household? Please tick one box only for each new household

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	1st new household	2nd new household	3rd new household	4th new household
One	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Three	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Four or more	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

16. How many children under 16 will there be in each new household? Please tick one box only for each new household

	1st new household	2nd new household	3rd new household	4th new household
One	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Three	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Four or more	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

17. What type of accommodation would be preferred for each new household? Please tick one box only for each new household

	1st new household	2nd new household	3rd new household	4th new household
House	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flat / Apartment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bungalow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supported housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please tick and write in below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

18. Would the new household(s) need any support or have any special requirements? Please tick one box only for each new household

	1st new household	2nd new household	3rd new household	4th new household
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No	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Warden assisted	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Care within the home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobility/Disability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Questions 18 and 19 now ask about the financial status of the potential new households. We ask these questions as they are an important factor in establishing affordability constraints within **x** parish. This information will be kept strictly confidential, and will only be used by Cheshire East Council for the purposes of assessing affordable housing needs within **x**. No financial information will be attributed to individuals in any reports.

19. What will the approximate total annual income of each new household be?
Please tick one box only for each new household

	1st new household	2nd new household	3rd new household	4th new household
Up to £15,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£15,001 to £20,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£20,001 to £25,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£25,001 to £30,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£30,001 to £35,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£35,001 to £40,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£40,001 to £45,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£45,001 to £50,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£50,001 plus	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

20. What approximate level of savings would each new household have?
Please tick one box only for each new household

	1st new household	2nd new household	3rd new household	4th new household
None	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Up to £5,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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£5,001 to £10,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£10,001 to £15,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£15,001 to £20,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£20,001 plus	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Section 5 – New households for ex-household members

21. Are there any ex-members of your household, who have moved out of x parish, who would want to return to live in the parish within 5 years if affordable housing was available? Please tick one box only

Yes ☐ → Go to Q0 No ☐ → Survey finished, thank you. Please return it in the freepost return envelope provided with the survey.

22. How many ex-members of your household, who have moved out of x parish, would want to return to live in the parish within 5 years if affordable housing were available? Please tick one box only

One <input type="checkbox"/>	Two <input type="checkbox"/>	Three <input type="checkbox"/>	Four <input type="checkbox"/>	Five more or <input type="checkbox"/>
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Questions 0 to 0 now ask about the detail of these households for ex-household members. In this survey it is possible to give the details of four new households. If you wish to give the details of five or more new households, please contact us for extra forms to complete by emailing RandC@cheshireeast.gov.uk or by telephoning 0800 123 55 00.

For questions 0 to 0 there is a different column for each new household that you are giving the details about. If you have only one new household to tell us about, you should only complete the details in the “1st new household” columns. If you have two new households to tell us about, you should complete the details in the “1st new household” and “2nd new household” columns.

23. Who will be forming the new household(s)? Please tick one box only for each new household

	1st new household	2nd new household	3rd new household	4th new household
A daughter or son	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Other (please tick and write in below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24. When will the new household(s) be needed? Please tick one box only for each new household				
	1st new household	2nd new household	3rd new household	4th new household
Within 1 year	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
In 1 to 3 years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
In 3 to 5 years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25. How many adults over the age of 16 will there be in each new household? Please tick one box only for each new household				
	1st new household	2nd new household	3rd new household	4th new household
One	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Three	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Four or more	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

26. How many children under 16 will there be in each new household? Please tick one box only for each new household				
	1st new household	2nd new household	3rd new household	4th new household
One	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Three	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Four or more	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27. What type of accommodation would be preferred for each new household? Please tick one box only for each new household				

	1st new household	2nd new household	3rd new household	4th new household
House	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flat / Apartment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bungalow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supported housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please tick and write in below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

28. Would the new household(s) need any support or have any special requirements? Please tick one box only for each new household

	1st new household	2nd new household	3rd new household	4th new household
No	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Warden assisted	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Care within the home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobility/Disability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Questions 0 and 0 now ask about the financial status of the potential new households. We ask these questions as they are an important factor in establishing affordability constraints within **x** parish. This information will be kept strictly confidential, and will only be used by Cheshire East Council for the purposes of assessing affordable housing needs within **x**. No financial information will be attributed to individuals in any reports.

29. What will the approximate total annual income of each new household be? Please tick one box only for each new household

	1st new household	2nd new household	3rd new household	4th new household
Up to £15,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£15,001 to £20,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£20,001 to £25,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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£25,001 to £30,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£30,001 to £35,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£35,001 to £40,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£40,001 to £45,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£45,001 to £50,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£50,001 plus	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30. What approximate level of savings would each new household have? Please tick one box only for each new household				
	1st new household	2nd new household	3rd new household	4th new household
None	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Up to £5,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£5,001 to £10,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£10,001 to £15,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£15,001 to £20,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£20,001 plus	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Thank you for taking the time to complete this survey, we very much appreciate you doing so.

Please return it in the freepost return envelope provided by **x**. This survey is printed mainly in Ariel font size 12. If you require a copy in larger print please contact customer services on 0300 123 55 00.

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Draft Housing Supplementary Planning Document

Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report

Introduction and Purpose

1. Cheshire East Council has produced a final draft Housing Supplementary Planning Document ("SPD"). The purpose of the SPD is to provide guidance on the provision of affordable housing and achieving an appropriate housing mix on development sites proposed in the borough, adding further detail to policies contained within the Development Plan.
2. The Development Plan for Cheshire East consists of the Local Plan Strategy ("LPS") and 'saved' policies in the Crewe and Nantwich, Congleton and Macclesfield Local Plans. In addition, made Neighbourhood Plans also form part of the Development Plan.
3. The policy framework for the SPD is contained mostly in the LPS, with a particular focus on Policy SC 4 ("Residential mix"), SC 5 ("Affordable homes") and Policy SC 6 ("Rural exception housing for local needs").
4. The Council is also in the process of preparing the second part of its Local Plan, called the Site Allocations and Development Policies Document ("SADPD"). The SADPD has now been submitted for examination on the 29 April 2021 and an Inspector appointed to assess whether the SADPD has been prepared in accordance with legal and procedural requirements and if it is sound.
5. This screening report is designed to determine whether or not the contents of the final draft Housing SPD require a Strategic Environmental Assessment ("SEA") in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004. The report also addresses whether the final draft Housing SPD has a significant adverse effect upon any internationally designated site(s) of nature conservation importance and thereby subject to the requirements of the Habitats Regulations. The report contains separate sections that set out the findings of the screening assessment for these two issues.
6. The draft SEA / HRA statement, alongside the draft Housing SPD, was the subject of consultation in accordance with the relevant regulations and the Council's Statement of Community Involvement from the 26 April 2021 until the 01 June 2021. This included consultation with the relevant statutory bodies (Natural England, Environment Agency and Historic England). No formal comments on the SEA / HRA screening report were received from the Environment Agency and Historic England to

the draft Housing SPD. Natural England responded to the consultation and reinforced the need to consult with Natural England if the SPD required a full SEA or HRA assessment.

Strategic Environmental Assessment Screening

Legislative Background

7. The objective of SEA is to provide for a high level of protection of the environment with a view to promoting the achievement of sustainable development. It is a requirement of European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (also known as the SEA Directive). The Directive was transposed in UK law by the Environmental Assessment of Plans and Programmes Regulations 2004, often known as the SEA Regulations.
8. Article 3(3) and 3(4) of the regulations make clear that SEA is only required for plans and programmes when they have significant environmental effects. The 2008 Planning Act removed the requirement to undertake a full Sustainability Appraisal for a SPD although consideration remains as to whether the SPD requires SEA, in exceptional circumstances, when likely to have a significant environmental effect(s) that has not already been assessed during the preparation of a Local Plan. In addition, planning practice guidance (PPG – ref Paragraph: 008 Reference ID: 11-008-20140306) states that a SEA is unlikely to be required where an SPD deals only with a small area at local level, unless it is considered that there are likely to be significant environmental effects.

Overview of Housing SPD

9. The purpose of the final draft Housing SPD is to provide further guidance on the implementation of the housing mix (SC 4) and affordable housing (SC 5 and SC 6) LPS policies.
10. It is important to note that affordable housing policies in the LPS were the subject of Sustainability Appraisal, which incorporated the requirements of the SEA regulations (as part of an Integrated Sustainability Appraisal). The likely significant environmental effects have already been identified and addressed – the SPD merely provides guidance on existing policies. The LPS Integrated Sustainability Appraisal has informed this SPD screening assessment.
11. SEA has been undertaken for policies SC 4 (“Residential mix”), SC 5 (“Affordable homes”) and SC 6 (“Rural exception housing for local needs”), as part of the Integrated Sustainability Appraisal that supported the LPS. For the purposes of compliance with the UK SEA Regulations and the EU SEA directive, the following reports comprised the SA “Environmental Report”:
 - SD 003 – LPS Submission Sustainability (Integrated) Appraisal (May 2014);
 - PS E042 – LPS Sustainability (Integrated) Appraisal of Planning for Growth Suggested Revisions (August 2015);

- RE B006 – LPS Sustainability (Integrated) Appraisal Suggested Revisions to LPS Chapters 9-14 (September 2015);
- RE F004 – Sustainability (Integrated) Appraisal – Proposed Changes (March 2016);
- PC B029 – Sustainability (Integrated) Appraisal - Proposed Changes to Strategic and Development Management Policies (July 2016);
- PC B030 – Sustainability (Integrated) Appraisal - Proposed Changes to Sites and Strategic Locations (July 2016);
- MM 002 - Sustainability (Integrated) Appraisal - Main Modifications Further Addendum Report.

12. In addition, an SA adoption statement was prepared in July 2017 to support the adoption of the LPS.

SEA Screening Process

13. The council is required to undertake a SEA screening to assess whether the draft Housing SPD is likely to have significant environmental effects. If the final draft Housing SPD is considered unlikely to have significant environmental effects through the screening process, then the conclusion will be that SEA is not necessary. This is considered in Table 1 below: -

Table 1: Establishing the need for a SEA

Stage		Decision	Rationale
1.	Is the SPD subject to preparation and/or adoption by a national, regional or local authority OR prepared through a legislative procedure by Parliament or Government? (Art. 2 (a)).	Yes	The SPD will be prepared and adopted by Cheshire East Borough Council.
2.	Is the SPD required by legislation, regulatory or administrative provisions? (Article. 2 (a)).	No	The Council's Local Development Scheme (2020 – 2022) does not specifically identify the need to produce a Housing SPD.
3.	Is the SPD prepared for agricultural, forestry, fisheries, energy, industry, transport, waste management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Article 3.2 (a)).	No	The SPD is being prepared for town and country planning use. It does not set a framework for future development consent of projects in Annexes I and II to the EIA Directive (Article 3.2 (a)). Whilst some developments to which the guidance in the SPD applies would fall within Annex II of the EIA Directive at a local level, the SPD does not specifically plan for or allow it.
4.	Will the SPD, in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive? Art 3.2 (b)).	No	A Habitats Regulations Assessment has been undertaken for the LPS and emerging SADPD. The SPD does not introduce new policy or allocate sites for development. Therefore, it is not considered necessary to undertake a HRA assessment for the SPD. This conclusion has been supported by an

			HRA screening assessment as documented through this report.
5	Does the SPD determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art 3.3)	No	The SPD will not determine the use of small areas at a local level. The SPD provides guidance on the provision of rural exception sites for local needs, but it does not specifically determine the use of small areas at a local level. The SPD will be a material consideration in decision taking.
6.	Does the SPD set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Art. 3.4)	No	The LPS and emerging SADPD provide the framework for the future consent of projects. The SPD elaborates upon approved and emerging policies and does not introduce new policy or allocate sites for development.

14. The SPD is considered to not have a significant effect on the environment and therefore SEA is not required. However, for completeness, Table 2 assesses whether the draft SPD will have any significant environmental effects using the criteria set out in Annex II of SEA Directive 2001/42/EC¹ and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004².

Table 2: assessment of likely significance of effects on the environment

SEA Directive Criteria Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	Summary of significant effects, scope and influence of the document	Is the Plan likely to have a significant environmental effect (Yes / No)
1.Characteristics of the SPD having particular regard to:		
(a) The degree to which the SPD sets out a framework for projects and other activities, either with regard to the location, nature, size or operating conditions or by allocating resources.	<p>Guidance is supplementary to policies contained in the LPS and has been the subject of SA / SEA. The policies provide an overarching framework for development in Cheshire East.</p> <p>The draft Housing SPD provides further clarity and certainty to form the basis for the submission and determination of planning applications, consistent with policies in the LPS.</p> <p>Final decisions will be determined through the development management process.</p> <p>No resources are allocated.</p>	No

¹ <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042&from=EN>

² http://www.legislation.gov.uk/ukxi/2004/1633/pdfs/ukxi_20041633_en.pdf

SEA Directive Criteria Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	Summary of significant effects, scope and influence of the document	Is the Plan likely to have a significant environmental effect (Yes / No)
(b)The degree to which the SPD influences other plans and programmes including those in a hierarchy.	The draft SPD is in general conformity with the LPS, which has been subject to a full Sustainability Appraisal (incorporating SEA). It is adding more detail to the adopted LPS, which has itself been the subject of Sustainability Appraisal. Therefore, it is not considered to have an influence on any other plans and programmes.	No
(c)The relevance of the SPD for the integration of environmental considerations in particular with a view to promoting sustainable development.	The draft SPD promotes sustainable development, in accordance with the NPPF (2019) and LPS policies. The LPS has been the subject of a full Sustainability Appraisal (incorporating SEA). The draft SPD has limited relevance for the integration of environmental considerations but promotes the 'social' objective of sustainable development by providing guidance on the delivery of affordable housing in the borough.	No
(d) Environmental problems relevant to the SPD.	There are no significant environmental problems relevant to the SPD.	No
(e) The relevance of the SPD for the implementation of Community legislation on the environment (for example plans and programmes related to waste management or water protection).	The draft SPD will not impact on the implementation of community legislation on the environment.	No
2.Characteristics of the effects and area likely to be affected having particular regard to:		
(a)The probability, duration, frequency and reversibility of the effects.	The draft SPD adds detail to adopted LPS policy; itself the subject of SA.	No
(b) The cumulative nature of the effects of the SPD.	The draft SPD adds detail to adopted LPS policy, itself the subject of SA. The SA associated with the LPS and emerging SADPD have considered relevant plans and programmes. No other plans or programmes have emerged that alter this position.	No
(c) The trans-boundary nature of the effects of the SPD.	Trans-boundary effects will not be significant. The draft SPD will not lead to any transboundary effects as it just providing additional detail regarding the implementation of housing policies SC 4,	No

SEA Directive Criteria Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	Summary of significant effects, scope and influence of the document	Is the Plan likely to have a significant environmental effect (Yes / No)
	SC 5 & SC 6 in the LPS and does not, in itself, influence the location of development.	
(d)The risks to human health or the environment (e.g. due to accident).	The draft SPD will not cause risks to human health or the environment as it is adding detail to affordable housing policies in the Local Plan.	No
(e)The magnitude and spatial extent of the effects (geographic area and size of the population likely to be affected) by the SPD.	The draft SPD covers the Cheshire East administrative area. The draft SPD will assist those making planning applications in the borough.	No
(f)The value and vulnerability of the area likely to be affected by the SPD due to: <ul style="list-style-type: none"> • Special natural characteristics of cultural heritage • Exceeded environmental quality standards or limit values • Intensive land use. 	The draft SPD will not lead to significant effects on the value or vulnerability of the area. It is adding detail regarding the implementation of housing policies SC 4, SC 5 and SC 6 in the LPS, and does not, in itself, influence the location of development.	No
(g)The effects of the SPD on areas or landscapes which have recognised national Community or international protected status.	The SPD does not influence the location of development, so will not cause effects on protected landscape sites.	No

Conclusion and SEA screening outcome

15. Consultation on the initial draft of the Housing SPD took place between the 26 April 2021 until the 01 June 2021. No significant issues were raised by the three statutory consultees (the Environment Agency, Historic England and Natural England) during the consultation on the final draft Housing SPD. The SPD is not setting new policy; it is supplementing and providing further guidance on an existing LPS policy. Therefore, it is considered that an SEA is not required on the final draft Housing SPD. This conclusion will be kept under review until after consultation on the final draft of the Housing SPD.

Habitats Regulations Assessment Statement

16. The Council has considered whether its planning documents would have a significant adverse effect upon the integrity of internationally designated sites of nature conservation importance. European Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna (Habitats Directive) provides legal protection to habitats and species of European importance. The principal aim of this directive is to maintain at, and where necessary restore to, favourable conservation status of flora, fauna and habitats found at these designated sites.
17. The Directive is transposed into English legislation through the Conservation of Habitats and Species Regulations 2017 (a consolidation of the amended Conservation of Habitats and Species Regulations, 2010) published in November 2017.
18. European sites provide important habitats for rare, endangered or vulnerable natural habitats and species of exceptional importance in the European Union. These sites consist of Special Areas of Conservation (SACs, designated under the EU Directive 92/43/EEC on the conservation of natural habitats and of fauna and flora (Habitats Directive)), and Special Protection Areas (SPAs, designated under EU Directive 2009/147/EC on the conservation of wild birds (the Birds Directive)). Government policy requires that Ramsar sites (designated under the International Wetlands Convention, UNESCO, 1971) are treated as if they are fully designated European sites for the purposes of considering development proposals that may affect them.
19. Spatial planning documents may be required to undergo Habitats Regulations Screening if they are not directly connected with or necessary to the management of a European site. As the draft Housing SPD is not connected with, or necessary to, the management of European sites, the HRA implications of the SPD have been considered.
20. A judgement, published on the 13 April 2018 (People Over Wind and Sweetman v Coillte Teoranta (C-323/17) clarified that measures intended to avoid or reduce the harmful effects of a proposed project on a European site may no longer be taken into account by competent authorities at the Habitat Regulations Assessment “screening stage” when judging whether a proposed plan or project is likely to have a significant effect on the integrity of a European designated site.
21. The LPS has been subject to HRA.
22. The Housing SPD does not introduce new policy; it provides further detail to those policies contained within the LPS. The HRA concluded that policies SC4 (“Residential mix”), SC5 (“Affordable homes”) and SC6 (“Rural exceptions housing for local needs”) could not have a likely significant effect on a European Site. The same applies to the draft Housing SPD. The draft Housing SPD in itself, does not allocate sites and is a material consideration in decision taking, once adopted.

23. The draft Housing SPD either alone or in combination with other plans and programmes, is not likely to have a significant effect on any European site. Therefore, a full Appropriate Assessment under the requirements of the Habitats Regulations is not required.

Conclusion and HRA screening outcome

24. Consultation on the initial draft of the Housing SPD took place between the 26 April 2021 until the 01 June 2021. No significant issues were raised. Subject to views of the three statutory consultees (the Environment Agency, Historic England and Natural England) during the consultation on the final draft Housing SPD, this screening report indicates that an Appropriate Assessment under the Habitats Regulations is not required.

EQUALITY IMPACT ASSESSMENT

TITLE: Draft Housing Supplementary Planning Document (“SPD”)

VERSION CONTROL

Date	Version	Author	Description of Changes
03.03.2021	1	Allan Clarke / Tom Evans	Initial Draft
11.03.2021	2	Sarah Walker	EDI sign off
13.09.2021	3	Allan Clarke / Tom Evans	Final Draft changes

EQUALITY IMPACT ASSESSMENT

CHESHIRE EAST COUNCIL - EQUALITY IMPACT ASSESSMENT

Stage 1 Description: Fact finding (about your policy / service / service)

Department	Strategic Planning		Lead officer responsible for assessment		Tom Evans, Neighbourhood Plan Manager	
Service	Environmental and Neighbourhood Services		Other members of team undertaking assessment		Allan Clarke, Principal Planning Officer	
Date	03/03/2021		Version 3			
Type of document (mark as appropriate)	Strategy YES	Plan	Function	Policy	Procedure	Service
Is this a new/ existing/ revision of an existing document (please mark as appropriate)	New YES		Existing		Revision	
Title and subject of the impact assessment (include a brief description of the aims, outcomes , operational issues as appropriate and how it fits in with the wider aims of the organisation) Please attach a copy of the strategy/ plan/ function/ policy/ procedure/ service	Draft Housing Supplementary Planning Document (“SPD”) <u>Background</u> Supplementary Planning Documents (“SPDs”) provide further detail to the policies contained in the development plan. They can be used to provide guidance for development on specific sites, or on particular issues, such as design. SPDs are capable of being a material consideration in planning decisions but are not part of the development plan. They must be consistent with national planning policy, must undergo consultation and must be in conformity with policies contained within the Local Plan. The council has prepared a draft Housing SPD for consultation. The draft SPD provides additional guidance on the implementation of policies SC4 (“residential mix”), SC5 (“affordable homes”) and SC6 (“rural exceptions housing for local needs”) in the council’s Local Plan Strategy, adopted in July 2017. The SPD, once adopted, should assist applicants when making planning applications, and the council in determining them. The SPD provides further guidance on existing policies, rather than setting a new policy approach in relation to housing mix in residential sites and the provision of affordable homes. The SPD has been prepared in accordance with the Town and Country Planning (Local Planning) (England)					

EQUALITY IMPACT ASSESSMENT

	<p>Regulations 2012, the National Planning Policy Framework and National Planning Practice Guidance.</p> <p>The SPD has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended by the Local Planning, Development Management Procedure, Listed Buildings etc (England) (Coronavirus) (Amendment) Regulations 2020), the National Planning Policy Framework and National Planning Practice Guidance.</p> <p>An Equalities Impact Assessment was prepared alongside the integrated Sustainability Appraisal work which supported the Local Plan Strategy. An Equalities Impact Assessment has also been prepared to support the emerging Site Allocations and Development Policies Document. The assessment found that the LPS policies (including policies particularly relevant to the SPD) and emerging SADPD are unlikely to have negative effects on protected characteristics or persons identified under the Equality Act 2010.</p>
Who are the main stakeholders and have they been engaged with? (e.g. general public, employees, Councillors, partners, specific audiences, residents)	Public consultation will take place on the draft SPD for four weeks in accordance with the Town and Country Planning ((Local Planning) (England) Regulations 2012) and the council's adopted Statement of Community Involvement. This will include the general public, town and parish councils, statutory consultees, elected members, consultees who have registered on the strategic planning database.
What consultation method(s) did you use?	<p>The council prepares a Statement of Community Involvement which provides detail on how it will consult on Local Plan documents and SPDs. This includes the availability of documents, how residents and stakeholders will be notified etc. The council's Local Plan consultation database, which will be notified of the consultation, also includes a number of organisations who work alongside groups with protected characteristics in the borough.</p> <p>Once consultation has taken place on the draft SPD, all comments received will be reviewed before consideration is given to any amendments required. A report of consultation will be prepared alongside the final version of the SPD and this will also be subject to further consultation. This EIA will be kept updated as the draft SPD progresses.</p>

Stage 2 Initial Screening

Who is affected and what evidence have you considered to arrive at this analysis? (This may or may not include the	Ward councillors. Those living and working in the borough, property owners, landowners and developers, clinical commissioning group, special interest groups.
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EQUALITY IMPACT ASSESSMENT

stakeholders listed above)									
Who is intended to benefit and how?		Local communities including landowners and developers. The SPD will provide additional guidance on the implementation of existing planning policies related to the assessment of planning applications on matters relating to affordable housing and also providing for an appropriate housing mix, including older persons and supported / specialist housing accommodation.							
Could there be a different impact or outcome for some groups?		No, the SPD builds upon existing planning policy guidance and provides further information about how the council will consider planning applications. The provision of affordable homes will assist in supporting balanced communities. Further guidance on factors that inform an appropriate housing mix should also support balanced communities. The SPD, in applying additional guidance to assist in the interpretation of planning policies should be beneficial to groups.							
Does it include making decisions based on individual characteristics, needs or circumstances?		No, the introduction of the SPD is not based on individual characteristics, needs or circumstances. The SPD includes information on Cheshire Homechoice and the social housing allocations policy. However, this information is separate to the content of this SPD and can be found on the council's website.							
Are relations between different groups or communities likely to be affected? (eg will it favour one particular group or deny opportunities for others?)		No, the SPD is not intended to affect different groups or communities in this way.							
Is there any specific targeted action to promote equality? Is there a history of unequal outcomes (do you have enough evidence to prove otherwise)?		No, the SPD is not intended to target any group and will be consulted upon in line with the council's Statement of Community Involvement.							
Is there an actual or potential negative impact on these specific characteristics? (Please tick)									
Age	Y	N	Marriage & civil partnership	Y	N	Religion & belief	Y	N	
Disability	Y	N	Pregnancy & maternity	Y	N	Sex	Y	N	
Gender reassignment	Y	N	Race	Y	N	Sexual orientation	Y	N	
What evidence do you have to support your findings? (quantitative and qualitative) Please provide additional information that you wish to include as appendices to this document, i.e., graphs, tables, charts								Consultation/ involvement carried out	
								Yes	No

EQUALITY IMPACT ASSESSMENT

Age	<p>The SPD may have an impact those living and working in the borough.</p> <p>The draft Housing SPD provides further guidance on the implementation of LPS policy SC4 'residential mix' to support independent living and choice, alongside homes designed to be flexible to adapt to meet the changing needs of residents over time. The SPD also provides guidance on policy requirements on specialist and supported housing provision. This is likely to have a positive impact on age and disability.</p> <p>The guidance in the SPD may be beneficial as it will assist in supporting the provision of affordable homes, where policies in the local plan apply to support balanced and sustainable communities.</p> <p>The SPD provides further guidance on the policy approach set out in the Local Plan Strategy.</p> <p>No negative impacts are identified at this stage in relation to any of the specific characteristics however public consultation will be undertaken and this may raise issues officers are not currently aware of.</p> <p>The EIA will be reviewed (and updated) once the initial consultation has taken place.</p>			X (to be carried out)
Disability				
Gender reassignment				
Marriage & civil partnership				
Pregnancy & maternity				
Race				
Religion & belief				
Sex				
Sexual orientation				
Proceed to full impact assessment? (Please tick)	Yes	No	Date: 03/03/2021 (reviewed 13/09/2021)	
Lead officer sign off		Date		
Head of service sign off		Date		

If yes, please proceed to Stage 3. If no, please publish the initial screening as part of the suite of documents relating to this issue

EQUALITY IMPACT ASSESSMENT

Stage 3 Identifying impacts and evidence

This section identifies if there are impacts on equality, diversity and cohesion, what evidence there is to support the conclusion and what further action is needed



Protected characteristics	Is the policy (function etc....) likely to have an adverse impact on any of the groups? Please include evidence (qualitative & quantitative) and consultations <i>List what negative impacts were recorded in Stage 1 (Initial Assessment).</i>	Are there any positive impacts of the policy (function etc....) on any of the groups? Please include evidence (qualitative & quantitative) and consultations <i>List what positive impacts were recorded in Stage 1 (Initial Assessment).</i>	Please rate the impact taking into account any measures already in place to reduce the impacts identified <i>High:</i> Significant potential impact; history of complaints; no mitigating measures in place; need for consultation <i>Medium:</i> Some potential impact; some mitigating measures in place, lack of evidence to show effectiveness of measures <i>Low:</i> Little/no identified impacts; heavily legislation-led; limited public facing aspect	Further action (only an outline needs to be included here. A full action plan can be included at Section 4) <i>Once you have assessed the impact of a policy/service, it is important to identify options and alternatives to reduce or eliminate any negative impact. Options considered could be adapting the policy or service, changing the way in which it is implemented or introducing balancing measures to reduce any negative impact. When considering each option you should think about how it will reduce any negative impact, how it might impact on other groups and how it might impact on relationships between groups and overall issues around community cohesion. You should clearly demonstrate how you have considered various options and the impact of these. You must have a detailed rationale behind decisions and a justification for those alternatives that have not been accepted.</i>
Age				
Disability				
Gender reassignment				
Marriage & civil partnership				
Pregnancy and				

EQUALITY IMPACT ASSESSMENT

maternity				
Race				
Religion & belief				
Sex				
Sexual orientation				
Is this change due to be carried out wholly or partly by other providers? If yes, please indicate how you have ensured that the partner organisation complies with equality legislation (e.g. tendering, awards process, contract, monitoring and performance measures)				

EQUALITY IMPACT ASSESSMENT

Stage 4 Review and Conclusion

Summary: provide a brief overview including impact, changes, improvement, any gaps in evidence and additional data that is needed			
Specific actions to be taken to reduce, justify or remove any adverse impacts	How will this be monitored?	Officer responsible	Target date
Please provide details and link to full action plan for actions			
When will this assessment be reviewed?			
Are there any additional assessments that need to be undertaken in relation to this assessment?			
Lead officer sign off	 Tom Evans	Date: 11/03/21	
Head of service sign off	 David Malcolm	Date: 11/03/21	

Please publish this completed EIA form on the relevant section of the Cheshire East website

OFFICIAL

EQUALITY IMPACT ASSESSMENT

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Working for a brighter future together

Environment and Communities Committee Report

Date of Meeting:	11 November 2021
Report Title:	Draft Jodrell Bank Observatory Supplementary Planning Document
Report of:	Paul Bayley; Director of Environment and Neighbourhood Services
Report Reference No:	EC/11/21-22
Ward(s) Affected:	Gawsworth Ward; Brereton Rural Ward

1. Executive Summary

- 1.1.** This report seeks approval to carry out four weeks of public consultation on the draft Jodrell Bank Observatory Supplementary Planning Document ("SPD").
- 1.2.** Jodrell Bank Observatory (JBO) and its buffer zone of operations was designated a World Heritage Site on 7th July 2019. This designation recognises the Outstanding Universal Value of the Jodrell Bank Observatory and is based on the tremendous scientific endeavours of the observatory and its role in achieving a transformational understanding of the Universe.
- 1.3.** The preparation of an SPD involves two rounds of public consultation. This is the first consultation stage and will be followed by another opportunity to comment on a final draft version of the SPD, which is consulted upon alongside a consultation statement. Having also considered comments made at that stage, the SPD may then be considered for adoption by the Council.
- 1.4.** Once adopted, the SPD will provide additional planning policy guidance on the implementation of Local Plan Strategy policies SE14 'Jodrell Bank', and SE7 'The Historic Environment'. It will also provide guidance to support implementation of policy HER9 'World Heritage Site', of the Site Allocations and Development Policies Document (SADPD). The SPD, once adopted, will be a material consideration in decision making and support the delivery of key policies in the Development Plan.

2. Recommendations

- 2.1.** To approve the draft Jodrell Bank Observatory Supplementary Planning Document (Appendix A) for four weeks of public consultation.
- 2.2.** To publish the associated Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report (“SEA”) (Appendix B).
- 2.3.** To publish the associated Equalities Impact Assessment Screening Report (“EQIA”) (Appendix C).

3. Reasons for Recommendations

- 3.1.** Policy SE14 of the CELPS seeks to ensure that the efficacy of the telescopes, historic environment and visual landscape setting of the telescopes is not harmed. Policy HER9 of the SADPD, requires applications to consider their impact on the World Heritage Site and highlights that conditions may require specialised construction techniques in this area. This SPD provides guidance to applicants on how the Council expects these requirements to be achieved, and the relevant planning matters that will be considered when determining proposals.
- 3.2.** An SPD is not part of the statutory development plan. It is a recognised way of putting in place additional planning guidance and a material consideration in determining planning applications in the borough.
- 3.3.** Providing clear guidance up front about policy expectations should enable applicants to better understand policy requirements. The SPD should assist applicants when making relevant planning applications, and the Council in determining them.

4. Other Options Considered

- 4.1.** The Council could choose not to prepare an SPD on Jodrell Bank Observatory. Any relevant planning application would continue to be assessed against existing planning policies. However, this would not allow the Council to provide additional practical guidance to support the delivery of positive development at the JBO site and to provide clarity on the approach taken to development in the wider buffer zone.

5. Background

- 5.1.** Cheshire East Council’s Corporate Plan sets out three aims. These are to be an open and enabling organisation, a Council that empowers and cares about people, and to create thriving and sustainable places. In striving to be create thriving and sustainable places, a key objective is to support jobs and the visitor economy. As a truly unique cultural attraction that supports world leading scientific research, Jodrell Bank is both a scientific leader in its field and an important asset to the visitor economy in Cheshire East. As such, this SPD sets out guidance on policies contained in the Local Plan Strategy (LPS) that will support the continued operation of the telescopes, the future development of the main site and protect the World Heritage Site from harm that may arise through development.

- 5.2.** One of the key objectives of the LPS is for the Plan to support and enhance heritage assets in the borough. The LPS includes policy SE7 (The Historic Environment) which sets out heritage assets should be treated as part of a planning application and SE14: Jodrell Bank that seeks to protect the observatory from harm arising from development. Policy HER9 'World Heritage Site' of the SADPD also emphasises the importance of the site and the need to consider impact of development on the identified Outstanding Universal Value of the whole site.
- 5.3.** This SPD aims to give greater clarity to developers, landowners, communities and decision makers on the issues of landscape, heritage and design across the World Heritage Site. The draft Jodrell Bank Observatory SPD provides additional guidance to applicants on how they should respond to the policy requirements in the LPS. It also 'signposts' sources of information, including relevant documentation and Council services.
- 5.4.** The draft SPD has been jointly prepared by the Strategic Planning Team and Manchester University, with key input from the Environmental Planning Team.
- 5.5.** Subject to the approval of the recommendations in this report, the SPD will be consulted on in accordance with the Council's Statement of Community Involvement for a period of four weeks.
- 5.6.** The process for preparing an SPD is similar in many respects to that of a local plan document. However, they are not subject to independent examination by the Planning Inspectorate. There are several stages in their production:

Stages in Producing an SPD	Estimated Timing
Publish the initial draft SPD for four weeks public consultation	November / December 21
Consider feedback received and make any changes necessary	Spring 22
Publish the final draft SPD, along with a consultation statement setting out who has been consulted in its preparation, the main issues raised in feedback and how those issues been addressed in the final draft SPD	May 22
Having considered representations, the SPD may then be adopted:	July 22

- 5.7.** Following adoption, the SPD must be published and made available along with an adoption statement in line with the 2012 Regulations. The adoption of the SPD may be challenged in the High Court by way of judicial review within three months of its adoption.
- 5.8.** Once adopted, the effectiveness of this SPD will be monitored as part of the Authority Monitoring Report, using information from planning

applications and decisions. The outcome of this ongoing monitoring work will help inform future decisions about the SPD.

6. Consultation and Engagement

- 6.1.** It is proposed that the draft SPD will be subject to four weeks consultation. Following this, all comments will be considered, and changes made to the SPD, as appropriate, before a final version of the SPD is prepared for approval and further consultation.
- 6.2.** The Draft SPD has been prepared in consultation with the University of Manchester.

7. Implications

7.1. Legal

- 7.1.1.** The Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Development) (England) Regulations 2012 provide the statutory Framework governing the preparation and adoption of SPDs. These include the requirements in Section 19 of the 2004 Act and various requirements in the 2012 Regulations including in Regulations 11 to 16 that apply exclusively to producing SPDs.
- 7.1.2.** Amongst other things, the 2012 regulations require that an SPD contain a reasoned justification for the guidance contained within it and for it not to conflict with adopted development plan policies.
- 7.1.3.** The National Planning Policy Framework and the associated Planning Practice Guidance also set out national policy about the circumstances in which SPDs should be prepared.
- 7.1.4.** SPDs provide more detailed guidance on how adopted local plan policies should be applied. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. SPDs are capable of being a material consideration in planning decisions but are not part of the development plan.
- 7.1.5.** Strategic Environmental Assessment involves evaluation of the environmental impacts of a plan or programme. The requirement for SEA is set out in the European Directive 2001/42/EC adopted into UK law as the “Environmental Assessment of Plans or Programmes Regulations 2004”.
- 7.1.6.** The SEA Directive sets out a legal assessment process that must be followed. Often within the planning context, the SEA requirements are met by incorporating it within a Sustainability Appraisal (“SA”), which is a requirement for development plan documents.

7.1.7. There is no legal requirement for SPDs to be accompanied by SA, and this is reinforced in Planning Practice Guidance (PPG ref: 11-008-20140306). However, “in exceptional circumstances” there may be a requirement for SPDs to undertake Strategic Environmental Assessment where it is felt they may have a likely significant effect on the environment that has not been assessed within the SEA/SA of the local plan.

7.1.8. A screening assessment has been undertaken (in Appendix B) which has determined that a SEA (or an appropriate assessment under the Habitats Regulations) is not required for the SPD.

7.2. Finance

7.2.1. There are no significant direct financial costs arising from consultation on the SPD. The costs of printing and the staff time in developing the SPD are covered from existing budgets of the planning service.

7.3. Policy

7.3.1. The SPD will provide guidance on the application of existing development plan policies related to the protection of the heritage significance of Jodrell Bank Observatory. An SPD will give additional advice to applicants on how they can demonstrate they have complied with relevant policies of the development plan, within the defined World Heritage Site.

7.4. Equality

7.4.1. The Council has a duty under Section 149 of the Equalities Act to have due regard to the need to: eliminate discrimination; advance equality of opportunity between persons who share a “relevant protected characteristic” and persons who do not share it; foster good relations between persons who share a “relevant protected characteristic” and persons who do not share it.

7.4.2. The draft Jodrell Bank Observatory SPD provides further guidance on the factors that should be considered when proposing development within the World Heritage Site. The SPD is consistent with the LPS which was itself the subject of an Equalities Impact Assessment (EqIA) as part of an integrated Sustainability Appraisal. A draft EQiA on the draft Jodrell Bank Observatory SPD has been prepared (appendix C) and will be published alongside the draft SPD for comment.

7.5. Human Resources

7.5.1. There are no direct implications for human resources.

7.6. Risk Management

- 7.6.1.** The adoption of planning documents can be subject to judicial review. The risk is managed by closely following the process for the preparation of an SPD, which is governed by legislative provisions (as set out in the legal section of the report).

7.7. Rural Communities

- 7.7.1.** The draft Jodrell Bank Observatory SPD seeks to provide further guidance on the management development across a largely rural area. Planning policy in this area already restricts development that may harm the operation of the telescopes, this SPD provides further guidance on these matters.

7.8. Children and Young People/Cared for Children

- 7.8.1.** The draft SPD seeks to provide additional guidance on protecting the heritage significance of the World Heritage Site. It does not have a direct implication for children and young people or cared for children.

7.9. Public Health

- 7.9.1.** The draft SPD does not have any public health implications.

7.10. Climate Change

- 7.10.1.** The draft SPD does not have any direct climate change implications.

Access to Information	
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Appendices:	Appendix A: Draft Jodrell Bank Supplementary Planning Document Appendix B: SEA / HRA Screening Report Appendix C: Draft Equalities Impact Assessment Screening Report
Background Papers:	N/A

Cheshire East Local Plan

First Draft

Jodrell Bank Observatory Supplementary Planning Document

November 2021



Contents

1. Part 1: Background and Context.....	3
Introduction	3
Background	3
Purpose and Scope of the SPD.....	4
Within the Jodrell Bank Observatory Site	7
Within the Jodrell Bank Observatory Consultation Zone	7
Status of the SPD.....	8
2. Draft SPD Consultation.....	8
SEA and HRA.....	8
Submitting your views	9
What happens after the consultation?	9
3. Legal Framework	10
4. Planning Policy Framework	11
National Policy Context	11
Planning Practice Guidance	11
Cheshire East Council Local Plan Strategy	11
Saved Policies.....	12
Cheshire East Council Site Allocations and Development Polices	
Document.....	12
Neighbourhood Plans.....	13
5. Part 2: Development within the Jodrell Bank Observatory Site.....	14
The Conservation Management Plan	14
Table 1: Main heritage components of JBO	15
Vision.....	16
CMP principles	16
6. Part 3: Development in the Jodrell Bank Observatory Consultation Zone	
(JBOCZ).....	18
The Consultation Zone	18
Threats and Risks	18
Efficient Operation of the Telescopes.....	18
Application requirements and considerations	20
Methodology	21
Historic Environment	23
Introduction	23
Application requirements and considerations	23
Visual Landscape	26
Application requirements and considerations	26
Development Management	28
Table 1: Development thresholds.....	29
Guidance on Design and Access Statements	30
When is a Design and Access Statement required?	30
Content requirements	31
Design component	31
Mitigation and the Application of Conditions.....	36
Planning Conditions.....	37
Screening Materials and Design	37

Permitted Development	38
Removal of Permitted Development Rights	38
7. Appendix 1: UNESCO’s criteria for the Assessment of Outstanding Universal Value.....	39
8. Appendix 2: World Heritage Committee Decision and Statement of Outstanding Universal Value.....	40
Brief synthesis	40
Integrity	41
Authenticity.....	42
9. Appendix 3: Jodrell Bank Radio Telescope Direction 1971	44
10. Appendix 4: Conservation Management Plan	47
11. Appendix 5: Defined JBO Consultation Zone.....	48
12. Appendix 6: Schedule of Relevant Appeal Decisions	49
13. Glossary.....	50

1. Part 1: Background and Context

Introduction

- 1.1 On 7 July 2019, in recognition of its internationally significant heritage, science and cultural impact, Jodrell Bank Observatory (JBO) was awarded UNESCO World Heritage Site (WHS) status and has been inscribed on the World Heritage List.
- 1.2 Jodrell Bank now joins a prestigious group of sites across the globe recognised by UNESCO's international community as sites of Outstanding Universal Value (OUV). The WHS inscription acknowledges Jodrell Bank's tremendous scientific endeavours and its role in achieving a transformational understanding of the Universe.
- 1.3 It places the site on an equal heritage footing with places such as Stonehenge and the Taj Mahal, representing an enormous accolade, not only for Jodrell Bank and The University of Manchester (UoM), but also for the region, and the UK as a whole. As a WHS, Jodrell Bank and its Consultation Zone (JBOCZ) are important to us all, and the planning system has a role to play in ensuring that the universal value of the site is protected. By providing guidance on development across the JBO site itself and the JBOCZ, the planning system can make sure development takes place in a way that protects and enhances the significance of the heritage assets here and enables the ongoing functional operation of the telescopes.
- 1.4 The Outstanding Universal Value of JBO uniquely arises, in part, to its ongoing and continued functional operation as a working scientific facility. The planning system has a vital role in protecting the ability of the observatory to carry out leading scientific research, by ensuring that new development does not create electrical interference that harms the efficiency of the telescopes. The operational efficiency of the telescopes is therefore intrinsically linked to, and inseparable from, the heritage value of JBO and its Outstanding Universal Value.
- 1.5 Planning policies held in the development plan for Cheshire East seek to protect the heritage value of JBO and this SPD provides further guidance on how those policies will be applied in decision making.

Background

- 1.6 JBO has been awarded WHS status by UNESCO under three criteria:
 - i) It is a masterpiece of human creative genius related to its scientific and technical achievements.
 - ii) It represents an important interchange of human values over a span of time and on a global scale.

- iii) It is an outstanding example of a technological ensemble which illustrates a significant stage in human history It directly and tangibly associated with events and ideas of outstanding universal significance.
- 1.7 Founded in 1945, JBO was a pioneer of a completely new science; the exploration of the Universe using radio waves instead of visible light.
- 1.8 This transformational development completely opened humanity's understanding of the Universe. The new science of radio astronomy discovered previously undreamt-of things – quasars, pulsars, gravitational lenses and the fading glow of the Big Bang, allowing us to see way beyond our galaxy and back in time almost 14 billion years to the origin of the Universe itself.
- 1.9 The emergence of radio astronomy has defined the landscape of Jodrell Bank and it is the only remaining site in the world that retains traces of the development of this science from its earliest days to the present. Research at JBO has led to revolutionary scientific discoveries, and advanced engineering.
- 1.10 Scientific research first began here in 1945 when surplus army radar equipment was used to study meteor showers. Further experiments followed, leaving behind a physical trail of the development of a whole new science.
- 1.11 Radio astronomers at Jodrell Bank proceeded to build the world's largest radio telescopes in succession. The 66m Transit Telescope made the first ever identification of a radio object outside our own galaxy - the great nebula in Andromeda. It was superseded by the Lovell Telescope (1957), the first act of which was to track the carrier rocket of Sputnik 1 by radar, witnessing the dawn of the Space Age.
- 1.12 The site has remained at the forefront of radio astronomy since its inception and today, the Jodrell Bank team are world-leaders in pulsar research. Part of The UoM, the site runs state-of-the-art astronomical research programmes on the e-MERLIN array of national facility radio telescopes. Jodrell Bank also hosts the international headquarters of the Square Kilometre Array - a global project to create the largest radio telescope on Earth.
- 1.13 The site also hosts Jodrell Bank Discovery Centre, which sees over 185,000 visitors every year, including some 27,000 school children, to tell the story of radio astronomy. The discovery centre also hosts the annual BlueDot music and arts festival attracting over 25,000 people, and will host a new exhibition space, the First Light Pavilion, within the Jodrell Bank Gardens.

Purpose and Scope of the SPD

- 1.14 JBO was designated as a UNESCO WHS in July 2019 and great care must be taken to make sure that development of the site, and within the consultation zone, does not harm the significance and operational functionality of the telescopes.
- 1.15 The boundary of the WHS extends across the Jodrell Bank site itself and an extensive area of land south, east and west, of the telescopes. This area is

referred to as the JBOCZ and considered to be same as the 'WHS Buffer Zone' (WHSBZ). For the avoidance of doubt, this SPD will refer to the JBOCZ throughout.

- 1.16 Great emphasis is placed on protecting the OUV of the site. In all instances, new development should not harm the OUV, including the continued operational efficiency of the telescopes, and should positively contribute to further revealing the value of the site itself.
- 1.17 Four criteria define the OUV of Jodrell Bank:
 - Criterion (i): JBO is a masterpiece of human creative genius related to its scientific and technical achievements.
 - Criterion (ii): JBO represents an important interchange of human values over a span of time and on a global scale on developments in technology related to radio astronomy.
 - Criterion (iv): JBO represents an outstanding example of a technological ensemble which illustrates a significant stage in human history (1940s-1960s) – the transition from optical astronomy to radio astronomy and the associated consequence for the understanding of the Universe through multi-wavelength astrophysics.
 - Criterion (vi): JBO is directly and tangibly associated with events and ideas of outstanding universal significance.
- 1.18 The integrity of the site is well preserved and the consultation zone, and buffer zone of the property is designed to limit development (and therefore electrical interference) in order to protect the scientific capabilities of the Observatory from radio emissions in its vicinity. By limiting development, and electrical interference, these zones are therefore an essential planning tool to ensure the continued functional integrity of the property and are fundamental to the OUV. In this way the harm that may be created by new development to the efficiency of the telescopes, is inextricable from the harm to the heritage significance of the WHS.
- 1.19 Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. The impact of development on a heritage asset can therefore be given great weight in planning decisions, and the weight attributed to the impact on a heritage asset increases with the significance of the heritage asset. As a WHS, the impact of development on the telescopes at Jodrell Bank and their operational capacity will be given very significant weight in decision making on planning applications.
- 1.20 Both parts one (the Local Plan Strategy) and two (the emerging Site Allocations and Development Policies Document) of Cheshire East Council's Local Plan include policies that address how development should take place across the Jodrell Bank site itself and the JBOCZ. This SPD is therefore a tool to assist applicants and decision makers in understanding how proposals will be assessed against those policies (primarily SE 14 'Jodrell Bank' and emerging

HER 9 'World Heritage Site') and the type of information that will be required as part of a planning application for sites across the JBOCZ.

- 1.21 Supplementary Planning Documents (SPDs) add further detail to policies contained within the development plan and are used to provide guidance on specific sites or particular issues. SPDs do not form part of the adopted development plan but they are a material planning consideration in decision making.
- 1.22 An SPD cannot introduce new policy requirements. It must limit its scope to providing advice on the implementation of existing policies held in the development plan. In this case the core policies that this SPD provides further guidance on are SE 14 'Jodrell Bank' and emerging HER 9 'World Heritage Site'.
- 1.23 The SPD sets out an approach that is divided between the JBO site itself, and the JBOCZ as defined on the Policies Map of the Local Plan. The JBO site includes all the operational equipment and buildings that form the functional asset; many of the structures here are subject to individual heritage listings.
- 1.24 Therefore, the scope of this SPD is to provide further guidance on policies held in the LPS and emerging SADPD, providing guidance to applicants on what type of information they will need to submit and how the policies of the development plan will be applied when determining planning applications across the JBO site and JBOCZ.
- 1.25 The key policies that this SPD provides guidance on are:
 - **Local Plan Strategy Policy SE 14 Jodrell Bank**
 - i) *Within the Jodrell Bank Radio Telescope Consultation Zone, as defined on the Proposals Map, development will not be permitted if it:*
 - (1) *Impairs the efficiency of the telescopes;*
 - (2) *Or. (ii) Has an adverse impact on the historic environment and visual landscape setting of the Jodrell Bank Radio Telescope.*
 - ii) *Conditions will be imposed to mitigate identified impacts, especially via specialised construction techniques.*
 - iii) *Proposals should consider their impact on those elements that contribute to the potential outstanding universal value of Jodrell Bank.*
 - **Emerging SADPD Policy HER 9: World Heritage Site:**
 - iv) *Proposals that conserve or enhance the outstanding universal value of the WHS at Jodrell Bank will be supported.*
 - v) *Development proposals within the WHS at Jodrell Bank (or within its consultation zone) that would cause harm to the significance of the heritage asset (including elements that contribute to its outstanding universal value)*

will not be supported unless there is a clear and convincing justification; and an appropriate heritage impact assessment has evaluated the likely impact of the proposals upon the significance of the asset and the attributes that contribute to its outstanding universal value.

vi) *Where development has a demonstrable public benefit, and harm to the outstanding universal value is unavoidable and has been minimised, this benefit will be weighed against the level of harm to the outstanding universal value of the WHS.*

- 1.26 Based on policies of the LPS and SADPD that apply to JBO and the JBOCZ, the scope of this SPD is to provide guidance on the following topics:
- The type of development and other factors, such as location of development, that may impair the **efficiency of the telescopes** as well as how and when the UoM will be consulted on this matter.
 - How the **historic environment** may be relevant to planning applications and how Heritage Impact Assessments should be prepared.
 - The role that the **visual landscape** setting of the WHS plays in the determination of planning applications and the type of information applicants will need to submit to address this.
 - How the **OUV** of the WHS should be taken into account and what this means across different parts of the JBO site and JBOCZ
 - The type of **conditions** that may be imposed on proposed development, to make sure that the OUV of the site remains protected.

Within the Jodrell Bank Observatory Site

- 1.27 The JBO site itself is under the ownership and management of the UoM. Alongside the policies of the development plan, the UoM Conservation Management Plan (CMP) for the site forms the primary guidance for development here. The CMP forms part of this SPD and will be treated as a material consideration in the determination of planning applications.
- 1.28 Further guidance on the CMP is provided below at paragraph section 5.

Within the Jodrell Bank Observatory Consultation Zone

- 1.29 The JBOCZ protects the scientific capabilities of the Observatory from radio emissions in its vicinity, contributing to maintenance of the functional integrity of the property and its ability to continue research. The JBOCZ is therefore an integral and essential component of the OUV of the WHS, and development that harms this will not be supported.
- 1.30 Development may require consultation with The UoM, to determine whether the proposal will harm the operational efficiency of the telescopes. This assessment primarily focuses on the level of electrical interference that will be created by a proposal.

- 1.31 The SPD also sets out a range of mitigation measures that may be employed as planning conditions in instances where development that is otherwise harmful can be made acceptable in planning terms through the application of planning obligations and conditions.
- 1.32 Interference and mitigation issues are addressed at Section 6 of this document.

Status of the SPD

- 1.33 The SPD has been prepared in accordance with the Planning Act 2004 and the associated Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).
- 1.34 Once finalised and published, this document will be used alongside policies in the Development Plan to inform decision making on planning applications within the JBOCZ.

2. Draft SPD Consultation

- 2.1 Consultation on the draft SPD will take place between 22nd November 2021 and 20th December 2021. Comments must be received by the Council **no later than midnight on 20th December 2021**.
- 2.2 The consultation documents can be viewed online at <https://cheshireeast-consult.objective.co.uk/portal/planning/spd>, and at public libraries in Cheshire East during opening hours (for information about opening hours see www.cheshireeast.gov.uk/libraries or telephone 0300 123 7739).

SEA and HRA

- 2.3 There is no legal requirement for SPDs to be accompanied by Sustainability Appraisal, and this is reinforced in national planning guidance. However, “in exceptional circumstances” there may be a requirement for SPDs to be subject to Strategic Environmental Assessment (SEA) where it is considered likely that they may have a significant effect on the environment that has not already been assessed within the SEA of the Local Plan. A screening assessment has been undertaken and concludes that such an assessment is not necessary.
- 2.4 A screening exercise has been carried out to determine whether the document gives rise to the need for Appropriate Assessment (under the Habitats Regulations). This similarly concludes that such an assessment is not necessary.
- 2.5 These screening assessments have been published (Appendix 1) and you can give your views on their findings too.

Submitting your views

- 2.6 The council's online consultation portal is our preferred method for submitted responses, but you can also respond by e-mail or in writing using a comment form available online and at the locations listed above. You can respond:
- **Online:** Via the consultation portal at: <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/BNG>
 - **By e-mail:** To planningpolicy@cheshireeast.gov.uk
 - **By post:** Strategic Planning (Westfields), C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ
- 2.7 Please make sure that your comments reach us by **midnight on the 2th December 2021**. We are not able to accept anonymous comments and you must provide us with your name and contact details. Your personal data will be processed in line with our Strategic Planning Privacy Notice, which is available on the council's website (www.cheshireeast.gov.uk). Your name and comments will be published and made available to view on the council's online consultation portal.

What happens after the consultation?

- 2.8 Following consultation, the council will carefully consider all representations received before deciding whether any amendments to the draft SPD are needed. The final version of the SPD alongside a Consultation Statement summarising the feedback and changes to the SPD will then be published for further comment before the SPD is proposed for adoption by the Council.
- 2.9 Once adopted the SPD will be formal planning guidance and will be considered as a material consideration when assessing planning applications in Cheshire East.

3. Legal Framework

- 3.1 In addition to the planning framework that is primarily set out in the Town and Country Planning Act 1990, the legislative framework related to heritage includes the following:
- the Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest
 - the Ancient Monuments and Archaeological Areas Act 1979 provides specific protection for monuments of national interest
 - the Protection of Wrecks Act 1973 provides specific protection for wreck sites of archaeological, historic or artistic interest
 - the Historic Buildings and Ancient Monuments Act 1953 makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).
- 3.2 Whilst not part of the legislative framework, the UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage 1972 (to which the UK is a signatory) makes provision for the World Heritage List, which is a list of cultural and/or natural heritage sites of outstanding universal value.
- 3.3 Any decisions where listed buildings and their settings and conservation areas are a relevant factor must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular sections 16, 66 and 72) as well as applying the relevant policies in the development plan and the National Planning Policy Framework.
- 3.4 In addition to the legislation cited here, the Town and Country (Jodrell Bank Radio Telescope) Direction 1973 requires the Local Planning Authority to consult with The UoM before granting planning permission on any application for development. The Direction sets out exceptions to these requirements and specifies the exceptions that apply to the JBOCZ.
- 3.5 The Direction, and the exceptions to the Direction, are set out in full at Appendix 3. The schedule of exceptions has been used to inform the approach to the guidance set out in this SPD relating to when The UoM is consulted on planning applications. The Direction is summarised in table format at Appendix 4.
- 3.6 The conversion or redevelopment of a range of buildings, including dwelling houses may not require consultation with The UoM, subject to the circumstances of the planning application meeting criteria set out in the Direction. However, whilst consultation with The UoM may not be necessary, this does not mean that such proposals should be assumed to be acceptable in planning terms. As such, all proposals will be considered on their own merits and applicants should demonstrate accordance with the Development Plan for Cheshire East. Further advice on this is set out in section 6 of this SPD.

4. Planning Policy Framework

National Policy Context

4.1 The National Planning Policy Framework (NPPF) February 2019 has, at its heart, the core principle of sustainable development and sets out a number of requirements related to heritage. The key section of the NPPF that is relevant to heritage is Section 16: Conserving and Enhancing the Historic Environment, which contains important policy requirements, with the following notable paragraphs:

- *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”* (NPPF 2019, Paragraph 193)
- *“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: 56 a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and WHSs, should be wholly exceptional.”* (NPPF 2019, Paragraph 194)

Planning Practice Guidance

4.2 The Planning Practice Guidance (PPG) also provides guidance on the historic environment. On WHSs the PPG provides advice on the principles that need to be considered when developing plans and strategies for WHSs (Paragraph: 032 Reference ID: 18a-032-20190723); the approach to the setting of WHSs (Paragraph: 034 Reference ID: 18a-034-20190723) and the approach to be taken to assess the impact of development (Paragraph: 035 Reference ID: 18a-035-20190723).

4.3 It should also be noted that WHSs are considered to be ‘sensitive areas’ for the purposes of Environmental Impact Assessment and that the threshold that triggers a need for a Design and Access Statement is also lower within a WHS (see Section 12 of this SPD).

Cheshire East Council Local Plan Strategy

4.4 Cheshire East Council’s Local Plan is being prepared in two parts. The first part of the Local Plan, the Local Plan Strategy (LPS), sets out several key policies that align to the NPPF (2019) and seek to make sure that development does not harmfully impact the Jodrell Bank site or JBOCZ. The primary policy here is SE 14 ‘Jodrell Bank’ however several other policies are also relevant:

- Policy SE 14 'Jodrell Bank' seeks to make sure that the telescopes can continue to operate efficiently and that the historic environment and visual landscape setting of the telescopes is not harmed. The policy requires applications to consider their impact on JBO and highlights that conditions may require specialised construction techniques.
- Policy SE 7 'The Historic Environment' recognises the importance of heritage assets and seeks to make sure that their significance is enhanced, managed and protected from harmful development.
- Policy SE 4 'The Landscape', recognises the role that landscape plays in delivering high quality development and seeks to make sure that development protects and/or conserves the historical qualities of an area.

Saved Policies

4.5 Several policies from the legacy local plans for Crewe and Nantwich, Congleton and Macclesfield have been saved. Some of the most relevant to this SPD are listed here:

- Policy GC14 'Jodrell Bank' of the Macclesfield Borough Local Plan establishes the spatial extent of the JBO Consultation Zone (the area to which the 1973 Directive applies) within the former Macclesfield Borough area
- Policy PS10 'Jodrell Bank Radio Telescope Consultation Zone' of the Congleton Borough Local Plan First Review establishes the spatial extent of the JBO Consultation Zone (the area to which the 1973 Directive applies) within the former Congleton Borough area

Cheshire East Council Site Allocations and Development Policies Document

4.6 The council is currently preparing part two of its Local Plan, the Site Allocations and Development Policies Document (SADPD) which, once adopted, will form part of the development plan and provide additional policies related to LPS policy SE 14 'Jodrell Bank', and policy SE 7 'The Historic Environment'. Emerging SADPD policies most relevant to this SPD are:

- HER 1 'Heritage assets', which sets out a requirement to provide proportionate information that assess and describes the impact of proposals on the significance of a relevant heritage asset, including WHSs.
- HER 4 'Listed buildings', which requires proposals to preserve and enhance the heritage asset and its setting wherever possible.
- HER 9 'WHS', which supports development that conserves or enhances the outstanding universal value of the WHS and requires applicants to submit an appropriate Heritage Impact Assessment evaluating the

proposals impact on the significance of the asset and on the attributes that contribute to the outstanding universal value of JBO.

- 4.7 The SADPD will form the second part of the Local Plan. It will set non-strategic and detailed planning policies to guide planning decisions and allocate additional sites for development to assist in meeting the overall development requirements set out in the LPS.
- 4.8 A revised publication draft version of the SADPD was published for a period of public representations between the 26 October and the 23 December 2020 and was submitted to the Secretary of State on 29 April 2021 for examination.
- 4.9 Although the SADPD must proceed through public examination before adoption, this draft Jodrell Bank Observatory SPD has been prepared to be consistent with emerging planning policies in the SADPD. Whilst this is not a legal or national planning policy requirement, this approach provides opportunity for this SPD to complement and support the implementation of future development plan policies too.

Neighbourhood Plans

- 4.10 Relevant neighbourhood plan policies are mapped and available to view on the Council's [GIS network](#). Within the JBOCZ, there are two made neighbourhood plans that may be relevant when determining planning applications; Goostrey and Marton.
- 4.11 All neighbourhood plans, including those for Goostrey and Marton, can be [accessed via the Councils web pages](#).

5. Part 2: Development within the Jodrell Bank Observatory Site

The Conservation Management Plan

- 5.1 Within the defined JBO site itself great value will be given to the positive management and development of the site to further enhance and reveal the OUV of the heritage assets, including their settings.
- 5.2 Toward that aim, a long-term CMP has been produced by The UoM to guide development and ensure successful management of the site. The primary purpose of the CMP is to secure the strategic long term protection of the JBO WHS to make sure that the OUV of the site, and the significance of the heritage assets within it, are protected and enhanced for current and future generations.
- 5.3 The CMP is included in full at Appendix 5 and its principles will be used to inform decision making on planning applications within the JBO site.
- 5.4 The CMP:
- contains the location, boundary details and description of the site;
 - specifies how the OUV, including the attributes, authenticity and integrity of the site, is to be managed and maintained;
 - provides an overview of the current condition of the property and factors which may have positive or negative effects on attributes, authenticity and integrity;
 - presents a collective vision for the management of the property over the coming decades, and the policies, objectives and actions over the next five years. This covers descriptions of the various management structures and plans in place and the way that they are coordinated and support each other;
 - examines issues affecting its conservation and enjoyment, including development, tourism, interpretation, education and transport; and
 - describes an implementation strategy, including monitoring and review.
- 5.5 The CMP also includes a full list and description of the features of the JBO site. The main components are listed in Table 1 below:

Brief description	CMP Code	Type	Condition	Protection	Note
1. The Lovell Telescope: Radio telescope, standing 89m high, with dish of diameter 76m. First very large radio telescope in the world.	B07	Structure	Good	Grade I listed	Still in use as a radio telescope
2. The Control Building: Principal building in the property, completed in 1955 and housing the Control Room for the Lovell Telescope.	B05	Building	Good	Grade II listed	Later (unlisted) extensions in poorer condition

Brief description	CMP Code	Type	Condition	Protection	Note
3. Helical Antenna base: Concrete pad, approx. 4m x 4m, which was originally the base of the Helical Antenna installed by the US Space Technology Laboratories team in around 1959.	A01	Archaeology	Good		
4. The Green: Landscape at the heart of the property	L05	Landscape	Good-moderate		
5. 30ft Telescope base: Concrete pad, approx. 4m x 4m, originally the footing of the steerable 30ft Telescope that was part of the inspiration for the Lovell Telescope.	A02	Archaeology	Good		
6. Cosmic Noise Hut: Concrete building now known as the Link Hut, originally the control room for the 30ft Telescope, later altered to accommodate solar and optics experiments.	B11	Building	Mixed	Grade II listed	
7. Polarisation Hut: Another typical hut in the style of the ensemble around the Green. Originally used as the base for early experiments in long-baseline interferometry.	B13	Building	Good		
8. Mechanical Workshop	B17	Building	Moderate		
9. Electrical Workshop: Original site of the Main Office for the Observatory, including Lovell's office, lecture room and library.	B19	Building	Good	Grade II listed	
10. Radiant Hut: originally home to the meteor research group	B26	Building	Moderate		
11. Moon Hut: original home to the lunar and planetary radar group	B25	Building	Moderate		
12. Park Royal: Original control building for the Transit Telescope, subsequently used as the control room for the Mark II Telescope	B20	Building	Good	Grade II listed	
13. Powerhouse: location for electrical generators	B23	Building	Moderate		Still in use for original purpose
14. Mark II Telescope: Completed 1964, it was the first large telescope in the world to be controlled by digital computer.	B21	Structure	Good	Grade I listed	Still in use as a radio telescope
15. Remains of searchlight aerial: only the base remains	A05	Archaeology	Good	Grade II listed	
16. Remains of 218ft Transit Telescope: first very large paraboloidal telescope at the site, inspiration for Lovell Telescope	A13	Archaeology	Good		

Table 1: Main heritage components of JBO

- 5.6 The CMP seeks to achieve the strategic long-term protection of the JBO through setting out a vision for the site, principles for development and non-planning policies that should be used to achieve the identified objectives. The principles set out in the CMP will be a material consideration and should be considered when determining planning applications within the Jodrell Bank Site.

Vision

5.7 The Vision contained in the CMP is:

“The Jodrell Bank Observatory will be a WHS that changes people’s lives for the better and demonstrates humanity’s ongoing exploration of our place in the Universe. It will bring together stakeholders to continue to protect and develop a site that people from regional, national and global communities can learn about or visit and have a genuinely world-class experience. Visitors will bring a sustainable growth in tourism to local communities, benefiting their quality of life and raising the profile of the region as a place to live, work and invest. This nomination will transform this regional and national icon into an international icon of science, a showcase of international cooperation and endeavour that exemplifies astronomy and engineering at its best.”

CMP principles

Principle 1

5.8 **Protection, conservation and maintenance of the OUV, integrity and authenticity of the property, including the identification and promotion of change that conserves and enhances these qualities; and the modification and/or mitigation of development and change that might damage them.**

Principle 2

5.9 **Jodrell Bank Observatory continues to perform its function as a radio astronomy facility. It is important to conserve and enhance the heritage of the site whilst maintaining this role as a world-leading scientific research facility, thus retaining its authenticity of use and function.**

Principle 3

5.10 **Sustainable use for the benefit of the local population and economy.**

Principle 4

5.11 **Commitment to a comprehensive programme of presentation and education, including a commitment to sustainable visitation.**

Principle 5

5.12 **Importance of gathering all stakeholders in a shared understanding of the property; in a commitment to developing and implementing the management plan; and to furthering the obligations of the World Heritage Convention.**

Principle 6

- 5.13 **Commitment to ensuring effective governance, resources and monitoring are in place to support implementation of the plan, including a commitment to capacity building and to the planning, implementation, evaluation and feedback cycle.**
- 5.14 A Heritage Impact Assessment (HIA) may be required as part of the submission of a planning application. All HIAs need to consider the impact of any proposed project or change, on the Outstanding Universal Value of a WHS, both individually and collectively and it is essential to link these impacts to the WHS's Management Plan, which itself should be linked to planning arrangements at the national, regional and local level.

6. Part 3: Development in the Jodrell Bank Observatory Consultation Zone (JBOCZ)

- 6.1 This section sets out guidance on how important matters addressed in policies SE 14 'Jodrell Bank' and emerging SADPD policy HER 9 'World Heritage Site' of the development plan will be considered when assessing planning applications within the JBOCZ.

The Consultation Zone

- 6.2 The JBOCZ extends south, east and west of the observatory, across a large area of countryside.
- 6.3 The area is predominantly agricultural but includes the settlement of Goostrey, which is close to the main site and, at a greater distance, Holmes Chapel. Several smaller hamlets, individual homes and farmsteads are also dispersed across the JBOCZ. At the far south east of the JBOCZ lies the northern edge of Congleton, which is subject to significant planned development.
- 6.4 In addition to policies related to JBO, development in the JBOCZ is controlled by a number of policies, notably PG 6 'Open Countryside', which limits development in the countryside to specific uses.
- 6.5 Within the JBOCZ full weight will be given to policies in the development plan that relate to the OUV of the WHS. The impact of development on the WHS and its OUV will be given full weight in determining planning applications.

Threats and Risks

- 6.6 The JBOCZ is a largely agricultural area and development is controlled through several planning policies. Some areas immediately adjoining the JBO site are owned by The UoM, which has more direct control over proposed developments on this land.
- 6.7 However, there are potential risks across a range of issues that this SPD seeks to provide guidance on. The threats and risks relate primarily to heritage, landscape and the efficient operation of the telescopes (as identified in LPS Policy SE 14) but also include the ability to manage development through a plan led system. The planning system has an important role to play in managing these issues through assessing the impact of development and consenting that which is consistent with the policies of the Local Plan (unless material considerations indicate otherwise). The ability of the LPA to exercise development management is therefore essential to preserving the OUV of the WHS and ensuring that development does not harm the continued operation of telescopes at JBO.

Efficient Operation of the Telescopes

- 6.8 The continued efficient operation of the telescopes at JBO is a fundamental component of the OUV of the site and inextricable from the heritage significance

of JBO. Protecting the operational efficiency from harm is essential to ensure the continued functioning of the telescopes at JBO and development that harms this capacity, individually or cumulatively will not normally be acceptable.

- 6.9 The main threat to the continued efficient operation of the telescopes arises from electrical and radio interference generated by development and populations within JBOCZ.
- 6.10 This issue has been present and has required management since the earliest days of JBO and in 1973 an act of parliament ('the 1973 Direction') was introduced to help manage the proliferation of electrical interference through new building in the vicinity of JBO. However, since then development has occurred in the area, and permitted development rights have expanded to allow development that may otherwise have been prevented by the 1973 Direction. More importantly the proliferation of electrical devices in recent years means that new residential dwellings in particular are able to generate higher levels of electrical interference than previously.
- 6.11 Radio interference created by electrical equipment across the JBOCZ is harmful to the continued efficient operation of the telescopes. For the Telescopes at JBO, external radio interference to precision timing measurements of pulsars is the most significant concern to the continued efficient operation of the telescope. Within the JBOCZ the level of electrical interference is already substantially too high and on a cumulative basis even small-scale development can have a significant negative impact on the efficient operation of the telescopes and therefore on the OUV of the WHS. External radio interference is significant for the following reasons:
 - i) Precision measurement of pulsars is the most important and internationally significant research programme carried out by the Lovell Telescope as a single dish and has the greatest potential for breakthroughs in fundamental physics;
 - ii) this programme relies on continuing to make the most precise timing measurements possible at regular intervals over the coming years and making use of the data gathered over the last 40 years;
 - iii) these measurements can be degraded and corrupted in an irrevocable manner by interference, especially the type of sporadic broad-band interference caused by domestic and industrial equipment.
- 6.12 The International Telecommunications Union (ITU) defines the level of interference that should be considered as detrimental to radio astronomy measurements as 10% of the intrinsic thermal noise created by radio astronomy equipment itself, combined with background interference present in the atmosphere.
- 6.13 Over decades radio astronomers have reduced the intrinsic (thermal) noise in the receivers they use, using cryogenic cooling (typically to -260C) and sophisticated semiconductor technologies. The ITU recommendation simply says that interference should not contribute an additional component of variation

that is more than 10% of this intrinsic thermal noise (including the irreducible noise from the atmosphere etc.).

- 6.14 Determining if the ITU threshold is exceeded rests on the measurement of the brightness of a radio source, and a measurement that determines its impact on a receiver. JBO is a receiver system that measures data emitted by pulsars and interference creates a scatter in these measurements. Electrical equipment, including the telescopes themselves, and background interference ('noise' from other sources and electrical equipment across the JBOCZ) create a normative baseline of interference which manifests itself as a scatter in the data measurements received by the telescopes. By understanding the baseline, it is possible to establish whether the observed scatter is greater than expected due to normal everyday background noise. Therefore, an increase in background noise is measurable and observable as a deviation from the baseline and may be modelled. The degree to which that deviation increases above the baseline is the core concern when determining the impact of development on the operational efficiency of the telescopes at JBO. The ITU threshold is such that interference should not increase this observed scatter by more than 10% of the baseline amount.

Application requirements and considerations

- 6.15 **To demonstrate compliance with policy SE14 of the CELPS, within the JBOCZ applicants are expected to submit a Radio Interference Assessment, at their own cost, of the interference likely to be generated by their proposal. This should be carried out by an accredited test lab and include a design review and noise profile of the proposed development. The assessment should also include proposals to mitigate the identified impacts.**
- 6.16 The UoM will be consulted on such assessments and, in instances where it is
- 6.17 necessary for the UoM to verify or carry out their own assessments, the following approach will be employed.
- 6.18 **Noise Assessments carried out by the UoM**
- 6.19 When consulted, The UoM will undertake an assessment of interference likely to be generated by development proposals and determine the impact of this on the operation of JBO. The methodology for this assessment is set out at paragraphs 7.36 to 7.42 of this SPD.
- 6.20 The main factors that will be considered by The UoM in determining whether a development proposal is likely to individually, or cumulatively harm the operational efficiency of the telescopes at JBO are:
- i) **Location of development** - the closer a proposal is to the telescopes, the more potential there is for harm. Similarly, the more elevated a site the more potential there is for harm.
 - ii) **Type of development** - interference arises from the proliferation of radio and electromagnetic interference, therefore residential development that increasingly incorporates digital transmission alongside home-based radio

electromagnetic interference has the most scope to introduce proliferation of electrical devices

- iii) **Scale** – individual dwellings present a cumulative harm and this harm is increased when the number of dwellings on an application site is increased; more intensive development introduces more risk
- iv) **Radio Interference Assessment** – each proposal will generate a degree of electrical interference. An exercise that quantifies what that level of interference may be, and its impact, is carried out by the UoM when proposals trigger the requirement for consultation.

- 6.21 The likely level of interference generated by a development will be given great weight in decision making on planning applications in the JBOCZ and whether and to what extent a proposal is likely to generate interference that impacts on the efficiency of the telescopes, will be an assessment undertaken in consultation with The UoM and based on the thresholds set out in the 1973 Directive.
- 6.22 Where consultation with the UoM is carried out, the following methodology will be used.

Methodology

- 6.23 The following is a summary of the full methodology and technical explanation employed by The UoM, which is included in full at Appendix 7. Applicants are expected to address these matters in their own assessments.
- 6.24 **Stage 1: Analysis of interference from the proposed development**
 - **Single appliance emission:** It is necessary to set out the reduction of interference required to avoid harmful interference from a single piece of domestic equipment. This is known as the ‘minimum coupling loss’.
 - **Aggregate emission:** To understand the impact of a dwelling on interference, it is necessary to establish the aggregated level of the emissions from all appliances in that dwelling. This is done through an independent estimate based on published values of ambient man-made radio noise per type of equipment and an estimate of the number of pieces of equipment per dwelling.
 - **Path loss:** Path loss is the interference that will be generated between the proposed development and the Lovell Telescope. This is determined by modelling the interference created by the development against mitigating factors that may reduce that impact (such as reduction of interference through wall and other barriers). This analysis also accounts for the profile of the terrain, which may help reduce the impact (if the development is site in a depression) or amplify it (if the development is prominent or elevated in the landscape).

- **Estimated interference compared to ITU threshold:** This is the expected strength of total interference from the proposed development compared to the accepted ITU threshold.
- 6.25 **Stage 2: Analysis of interference from the proposed development and interference from the wider area**
- 6.26 It is important to assess the impact of any proposed development in the context of interference already existing in the wider area of JBO. Sky maps are used to plot individual buildings across the JBOCZ and assign each a level of interference. The process identifies how much interference is being generated by location, across the JBOCZ, and highlights that dominant contributions to interference arise from nearby relatively small settlements rather than larger more distant settlements.
- 6.27 This analysis demonstrates that the baseline level of interference is already high across the JBOCZ. Applying this to analysis of a single development proposal means focusing on the relevant pathway between the proposal and JBO, to establish the background level of interreference on this particular pathway and determine the extent to which the additional interference caused will be individually or cumulatively harmful.

Historic Environment

Introduction

- 6.28 Most of the heritage assets of the WHS are located within the JBO site and identified as part of the CMP.
- 6.29 In the wider JBOCZ, it is unlikely (but not impossible) that development will have an adverse impact on the visual setting of the listed assets. However, with the WHS/JBOCZ heritage statements are required providing proportional information on how relevant heritage matters have been addressed. Therefore, a full HIA may not be required for every application.
- 6.30 Development proposals within the WHS will require a heritage statement (or an impact assessment for minor works), proportionate to the scale and likely impact of development, to support a planning application. Applicants are advised to seek pre-application advice from the Council to determine whether HIA is likely to be required and the level of detail that may be needed.
- 6.31 Generally, the closer a proposal is to the main Jodrell Bank Observatory, the greater the potential for development to have an impact on heritage assets, particularly in relation to the setting of the WHS. However, the Heritage value of JBO and its OUV are inseparable from the continued functioning and operation of the telescopes. Therefore, the impact of a development on heritage significance manifests not only on impact on buildings, structures and landscapes but in the extent to which a proposal interferes with the operation of the telescopes. Therefore the Radio Interference Assessment is an essential component of understanding a proposals impact on the heritage value of the WHS.
- 6.32 If a Heritage Impact Assessment is required, the following guidance sets out how this report should be prepared.

Application requirements and considerations

- 6.33 Paragraph 189 of the NPPF (2019), requires applicants to describe the significance of any Heritage Assets¹ affected by their proposals, including any contribution made by the setting of the asset. Within the WHS (including the JBOCZ) a heritage statement will be required to support planning applications.
- 6.34 In the context of this SPD the WHS (JBO and its setting - the JBOCZ) are designated heritage assets, and the JBO site itself includes multiple listed buildings. Therefore, most applications within this defined area will be required

¹ Heritage Assets are defined as: “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage Assets include designated Heritage Assets and assets identified by the local planning authority”.

to submit a Heritage Statement that includes information on the matters set out below.

6.35 Where required HIAs should include:

- i) A comprehensive understanding of the WH property and its OUV, authenticity and integrity, condition, context (including other heritage attributes) and interrelationships.
- ii) An understanding of the range of impacts arising from the development or other proposal for change;
- iii) An objective evaluation of those impacts (beneficial and adverse) on the heritage elements, especially the site's OUV, integrity and authenticity;
- iv) An assessment of the risk posed to the retention of OUV and the likelihood that the property may be in potential or actual danger;
- v) A statement of heritage benefits which may arise from proposals including better knowledge and understanding and awareness-raising;
- vi) Clear guidelines as to how impact can be mitigated or avoided;

6.36 The level of information required should be proportionate to the scale of work proposed and the significance of the Heritage Asset affected. Therefore, smaller scale change proposed for a Heritage Assets of less importance (i.e. a non-designated heritage asset) may enable the Design and Access Statement to be prepared by the applicant, but larger scale change to more significant Heritage Assets will require more detailed evaluation and may also require professional assessment.

6.37 As a minimum, the relevant Historic Environment Record should be consulted, and the Heritage Assets assessed using appropriate expertise where necessary. For minor development we recommend this assessment is provided in the form of a letter and for major development in a Heritage Statement.

6.38 The letter or statement to support the application should incorporate the following sub-headings and make use of at least the Historic Environment Record.

6.39 **Heading 1: Description of Heritage Asset's Significance:**

6.40 Provide a factual description of the Heritage Asset including, but not limited to:

- i) the reason it is designated
- ii) its age
- iii) its character and appearance.

6.41 This information can be found online using the Historic Environment Record.

6.42 **Heading 2: Description of Change Proposed:**

6.43 Describe the works or development proposed and provide justification why it is needed and how it will take place.

6.44 **Heading 3: Assessment of Impact on Significance:**

6.45 Explain how the change proposed will impact upon the reason the Heritage Asset is designated. Use the following to guide the assessment:

- i) the nature of the asset's significance and its interest (a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of human remains)
- ii) the extent of the fabric that holds that interest (this can lead to a better understanding of how adaptable the asset may be)
- iii) the level of importance of that interest (this guides how protectively policies should be applied)

6.46 **Heading 4: Sources used**

6.47 The heritage statement should detail the sources that have been considered and the expertise that has been consulted.

6.48 Where a planning application is submitted in parallel with an application for Listed Building consent, a single, combined statement should address the requirements of design, access and impact on Heritage Assets. Without this information applications will be invalidated as they will contain insufficient information for the Council to reach a decision.

Visual Landscape

- 6.49 The landscape across JBOCZ consists of managed farms, some woodlands, and shallow river valleys. It is a mainly flat, at times rolling and undulating, plain interspersed with small settlements and individual farmsteads and dwellings. Whilst the landscape holds an intrinsic visual quality, it is valued for its open and mainly flat typology that allows the telescopes at JBO to transmit and receive signals across pathways that are largely uninterrupted, and beyond into space.
- 6.50 Threats to the value of the landscape may rise primarily from developments that reduce the openness of the plain through introducing built form and physical clutter that interfere with pathway transmissions. Development that is prominent in the landscape, or that is unusually tall, is most likely to present a threat to the value of the landscape.
- 6.51 Generally, if a site is more elevated, a development will become more prominent in the landscape and may therefore require further assessment regarding the impact of the development on landscape matters. If this is the case, it is expected that the approach set out below is followed to provide information on this matter to the local planning authority.
- 6.52 Applicants are advised to seek pre-application planning advice from the council to establish whether a Landscape Value Impact Assessment (LVIA) will be required as part of the application.

Application requirements and considerations

- 6.53 In assessing a planning application from a landscape design perspective, there are a number of general design principles to be considered whilst taking account of the individual factors relevant for any scheme. The following information should be provided as a minimum for applications within the JBOCZ:
- i) drawings showing the location of existing landscape features, including a tree survey if there are significant numbers of trees, and their loss or retention
 - ii) drawing showing landscape proposals
 - iii) visuals and photos to demonstrate the visual impact of a development, and a full Landscape and Visual Impact Assessment if the scale of the scheme merits this
 - iv) levels information or cross sections to indicate any significant changes in levels.
 - v) measures for the protection of trees and vegetation to be retained.
 - vi) details associated with temporary access roads, compounds, storage areas for construction
- 6.54 LVIAs should be carried out by a suitably qualified professional and in accordance with the most recent Guidelines for Landscape Value Impact Assessment produced by the Landscape Institute. In any LVIA, proposals

should describe and explain how the following matters have been addressed in the design process:

- 6.55 **Evaluation of existing features**, based on accurate site surveys (physical and ecological) and their retention, protection and enhancement as appropriate for trees, hedges, habitats, walls, fences, etc.
- 6.56 **Respecting local landscape character**, taking account of any character statements, e.g. landscape assessments, village design statements.
- 6.57 **Designations**: Respecting landscape designations (for example, Public rights of Way, Sites of Biological Importance/Local Wildlife Sites, Conservation Areas, Tree Preservation Orders).
- 6.58 **Siting**: Appropriate siting of the development to integrate with its surroundings.
- 6.59 **Density**: Balance of provision for open space and vegetation in relation to density of built development and infrastructure.
- 6.60 **Impact**: Consideration of the landscape and visual impact of proposals.
- 6.61 **Mitigation**: Providing landscape mitigation proposals where appropriate, (for example replacement habitats, ponds, new structure planting, screening, boundary planting, acoustic barriers.)
- 6.62 **Proposals**: Providing new landscape proposals appropriate to the scheme (for example pedestrian access routes, paving, boundary treatments, street furniture, lighting, replacement tree planting, structure planting, hedges, ornamental planting).
- 6.63 **Quality**: Quality of proposals in relation to their appropriateness to design intent and setting.
- 6.64 **Access**: Adequate provision for pedestrian and cycle access, including disabled access.
- 6.65 **Security**: "Secured by Design" principles for crime prevention.
- 6.66 **Feasibility**: Technical feasibility of a scheme design.
- 6.67 **Materials**: Appropriate choice of hard (i.e. built elements such as paving, fencing) and soft materials (i.e. plant material and earthworks) throughout.
- 6.68 **Management**: Adequate provision for maintenance and management of the scheme following completion.

Development Management

- 6.69 The location of the JBO site was originally selected because of its distance from urban settlements, and therefore the lack of interference from other electrical equipment nearby.
- 6.70 Managing development across the JBOCZ is essential to preserve the OUV of the WHS. This is primarily achieved through the planning system and the application of national and local planning policies. Guidance set out in the 1973 Direction provides additional requirements on when The UoM should be consulted regarding development proposals. The Direction is reproduced in full at Appendix 3.
- 6.71 Where development proposals exceed the thresholds set out in Table 1 below, The UoM will be consulted and the impact of the proposal on the efficiency of the telescopes will be assessed. The outcome of this assessment will be a very significant material consideration in determining planning applications.

First Schedule	
(consultation is not required if development is one of the following and meets the criteria set out)	
Development	Criteria
Redevelopment of a building	Redevelopment must be for the same use
	Redevelopment must be on the same site (or substantially the same site)
	The cubic content of the new building is not increased
	The area of land occupied by the new building does not exceed the area of land occupied by the existing building
Redevelopment of a dwelling house	Must currently be in use as a dwelling house
	Redevelopment must be on the same site (or substantially the same site)
	The cubic content of the original dwelling house (as ascertained by external measurement) is not exceeded by more than 914 cubic metres or 30% whichever is greater)
The enlargement improvement or other alteration of any dwelling house which is in use.	The erection of a garage within the curtilage of a dwelling house shall be treated as the enlargement of the dwelling house
Building a new single dwelling house	Occupied by a person employed locally in agriculture
Conversion of a building or buildings to form a single dwelling house	Occupied by a person employed locally in agriculture

The formation, laying out or widening of a means of access	
The erection, construction, improvement or other alteration of gates, fences, walls or other means of enclosure	
The Second Schedule (consultation is not required if development is one of the following and meets the criteria set out)	
Development	Criteria
The erection, enlargement or other alteration of a building or buildings	Development must not be for more than one dwelling house
	The erection of a garage within the curtilage of a dwelling house shall be treated as the enlargement of the dwelling house
Operations in connection with the conversion of a single dwelling house for use as not more than two dwelling houses	
The erection, enlargement or other alteration of a shop	The sales area must be confined to the ground floor.
	The gross floor area of the building must not exceed 610 square metres
The erection, enlargement or other alteration of a medical or dental surgery, health centre or office	Limited to two storeys
?	Gross floor area must not exceed 610 square metres
Change of Use	Acceptable Change
The change in use of a building or buildings	not more than one dwelling house
single dwelling house	to use as not more than two dwelling houses
The change in use of a building or buildings	Change must be for a shop, medical or dental surgery, health centre or office

Table 1: Development thresholds

Guidance on Design and Access Statements

- 6.72 A Design and Access Statement (D&AS) is a short report that accompanies and supports a planning application. It illustrates the process that has led to the development proposal and explains the design and the different options considered in the design process.
- 6.73 Applicants are encouraged to seek pre-application planning advice to determine the relevant planning issues that may need to be addressed in detail within their applications. In some instances, it may be appropriate to address matters of landscape and heritage within a design and access statement, rather than preparing a separate LVIA or HIA. However, where heritage or landscape matters are relevant planning issues that require more detailed information, applicants should prepare their supporting information accordingly.
- 6.74 D&ASs help to make sure that development proposals are based on a thoughtful design process and a sustainable approach to access. They help us to better understand the analysis that has underpinned the design, which in turn helps negotiations and decision-making and should lead to an improvement in the quality, sustainability, and inclusiveness of the development whilst demonstrating how the proposal meets design related policy criteria of the Development Plan.

When is a Design and Access Statement required?

- 6.75 A D&AS is required for major development and all developments in Conservation Areas and WHSs.
- 6.76 In major developments, a D&AS is required for:
- i) sites with an area of 0.5 hectares or more and it is not known whether the development relates to dwelling houses
 - ii) all sites having an area of 1 hectare or more
 - iii) the provision of 10 or more dwelling houses
 - iv) A building or buildings where the floor space to be created by the development is 1,000 square metres or more
- 6.77 Certain major developments are excluded, such as mining operations or waste development, where the form of particular schemes will largely be dictated by their function.
- 6.78 In areas of historic value, smaller proposals may also have a significant impact on the character of an area. Therefore, D&AS will be required for proposals within the JBOCZ where:
- i) the proposal includes the provision of one or more dwelling houses
 - ii) the proposal includes the provision of a building or buildings where the floor space created by the development is 100 square metres or more
- 6.79 Developments of this scale can have a greater impact on the immediate surroundings and the wider area and a D&AS can perform a valuable function

in helping the local planning authority and third parties to understand the analysis underpinning the design of a scheme and assess its impact on the WHS.

Content requirements

- 6.80 In preparing the D&AS, developers need to consider and explain the merit of the design and how it relates to the existing setting. This will include considering:
- i) The mass, form and scale of buildings.
 - ii) The immediate landscape and wider landscape, and how the proposal relates to this.
 - iii) The impact on heritage, including views to and from the Jodrell Bank site
 - iv) The level of likely electrical interference likely to be created by the development and the measures proposed to mitigate and contain this.

Design component

- 6.81 Development proposals within the JBOCZ must be accompanied by a D&AS that must relate to the context of the WHS, identify the specific issues that arise within the proposed development site and explain how those issues have been addressed.
- 6.82 To agree a suitable approach, proposals within the JBOCZ should submit a Radio Wave Prevention Scheme alongside their proposals, demonstrating how they have sought to minimise interference through design and materials led solutions.
- 6.83 All D&ASs must:
- i) explain the design principles and concepts that have been applied to the development
 - ii) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account in relation to the proposed use
 - iii) explain the policy adopted as to access and how policies relating to access in relevant development plan documents have been considered
 - iv) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation
 - v) explain how any specific issues that might affect access to the development have been addressed
- 6.84 When preparing a D&AS the following headings should be used:
- 6.85 **Heading 1: Amount and Type of Development**
- 6.86 The statement for both outline and detailed applications should explain the amount of development proposed for each use, how this will be distributed

across the site, how the proposal relates to the site's surroundings and what consideration is being given to make sure that accessibility for users to and between parts of the development is maximised. Where the application specifies a range of floorspace for a particular use, the reasons for this should be explained clearly in the D&AS.

- 6.87 For residential development, this means the number of proposed units for residential use. For all other development, this means the proposed floor space for each proposed use.
- 6.88 Amount cannot be reserved within an outline application, although it is common to express a maximum amount of floorspace for each use in the planning application and for this to be made the subject of a planning condition.
- 6.89 **Heading 2: Layout**
- 6.90 The layout and location of development within a site is an important variable that can impact on the operation of Jodrell Bank's telescopes. Therefore, layout choices can be important in determining whether a proposal is harmful to the operation of the telescopes.
- 6.91 The D&AS accompanying an outline application should explain:
- i) the principles behind the choice of development zones and blocks or building plots proposed and how these principles, including the need for appropriate access will inform the detailed layout.
 - ii) the underlying terrain of the site and how the proposal makes best use of low-lying areas for development.
 - iii) how the layout, relationship between buildings, public and private spaces, will help to create safe, vibrant and successful places
 - iv) the accessibility of the site in term of travel distances, gradients and topography.
 - v) how the layout has been used to minimise energy consumption
 - vi) how the layout creates a safe and accessible environment
- 6.92 **Heading 3: Scale**
- 6.93 Scale is the height, width and length of a building or buildings in relation to its surroundings.
- 6.94 If scale has been reserved at the outline stage, the application should still indicate the upper and lower limits of the height, width and length of each building, to establish a 3-dimensional building envelope within which the detailed design of buildings will be constructed. In such cases the design component of the D&AS should explain the principles behind these parameters and how these will inform the final scale of the buildings.
- 6.95 The height of buildings can have an adverse effect on the operational functionality of the telescopes. The higher the building, the more adverse effect is likely. As such, proposals should carefully consider building height and explain how this matter has been considered in the process.

- 6.96 For detailed applications, and outline applications that do not reserve scale, the D&AS should explain the scale of buildings proposed, including why particular heights have been settled upon, and how these relate to the site's surroundings and the relevant skyline. The statement should also explain the size of building parts, particularly entrances and facades, with regard to how they will relate to the human scale.
- 6.97 **Heading 4: Landscaping**
- 6.98 Landscaping is the treatment of private and public spaces to enhance or protect the amenities of the site and the area in which it is situated through hard and soft landscaping measures.
- 6.99 Statements should explain:
- i) the function of the landscaping
 - ii) the principles that will inform any future landscaping scheme for the site.
 - iii) the purpose of landscaping and its relationship to the surrounding area.
Where possible, a schedule of planting and proposed hard landscaping materials to be used is recommended.
- 6.100 Some development proposals (for example, alterations to an existing building) may include no landscaping element. For such proposals, this section of the D&AS would simply need to state why landscaping is not relevant to the application.
- 6.101 **Heading 5: Appearance**
- 6.102 Appearance is the aspect of a place or building that determines the visual impression it makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- 6.103 If appearance is reserved at the outline stage, the outline application does not need to provide any specific information on the issue. In such cases the design and access statement should explain the principles behind the intended appearance and how these will inform the final design of the development.
- 6.104 For detailed applications, and outline applications that do not reserve appearance, the design and access statement should explain the appearance of the place or buildings proposed including how this will relate to the appearance and character of the development's surroundings. It should explain how the decisions taken about appearance have considered accessibility. The choice of materials and textures will have a significant impact upon a development's accessibility. Judicious use of materials that contrast in tone and colour to define important features such as entrances, circulation routes or seating for example will greatly enhance access for everyone. Similarly, early consideration of the location and levels of lighting will be critical to the standard of accessibility ultimately achieved.
- 6.105 **Heading 6: Context**
- 6.106 An important part of a D&AS is the explanation of how local context has influenced the design. Context should be discussed in relation to the scheme

as a whole, rather than specifically in relation to the five sub-components of amount, layout, scale, landscaping and appearance.

6.107 A D&AS should demonstrate the steps taken to appraise the context of the proposed development. It is important that an applicant should understand the context in which their proposal will sit and use this understanding to draw up the application.

6.108 A good understanding of context includes:

- i) Assessment of the site's immediate and wider context in terms of physical, social and economic characteristics and relevant planning policies. This may include both a desk survey and on-site observations and access audit. The extent of the area to be surveyed will depend on the nature, scale and sensitivity of the development.
- ii) Involvement of both community members and professionals. Depending on the scale, nature and sensitivity of the proposed development, this might include consultation with local community and access groups and planning, building control, conservation, design and access officers. The statement should indicate how the findings of any consultation have been considered for the proposed development and how this has affected the proposal.
- iii) Evaluation of the information collected on the site's immediate and wider context, identifying opportunities and constraints and formulating design and access principles for the development. Evaluation may involve balancing any potentially conflicting issues that have been identified.
- iv) Design of the scheme using the assessment, involvement, and evaluation information collected. Understanding a development's context is vital to producing good design and inclusive access and applicants should avoid working retrospectively, trying to justify a predetermined design through subsequent site assessment and evaluation.

6.109 **Heading 7: Use**

6.110 A D&AS should explain how this understanding of the context has been considered in relation to its proposed use. The use is the use or mix of uses proposed for land and buildings. Use cannot be reserved within an outline application.

6.111 D&ASs for both outline and detailed applications should explain the proposed use or uses, their distribution across the site, the appropriateness of the accessibility to and between them and their relationship to uses surrounding the site.

6.112 **Heading 8: Access**

6.113 The access component should explain how you plan to make sure that all users will have equal and convenient access to buildings and spaces and the public transport network.

6.114 For outline applications, where access is reserved, the application should still indicate the location of points of access to the site. Statements accompanying such applications should, however, clearly explain the principles that will be

used to inform the access arrangements for the final development at all scales, from neighbourhood movement patterns where appropriate to the treatment of individual access points to buildings.

6.115 The level of detail provided in the access component of the statement should be proportionate to the nature and scale of the access that will be required to the site. For proposals that will have no public access and only limited maintenance or operational access, the access component need not be long.

6.116 The access component should:

- i) Address the need for flexibility of the development and how it may adapt to changing needs.
- ii) Explain the policy adopted and how relevant policies in local development documents have been considered.
- iii) Provide information on any consultation undertaken in relation to issues of access and how the outcome of this consultation has informed the development proposals. This should include, for example, a brief explanation of the applicant's policy and approach to access, with particular reference to the inclusion of disabled people, and a description of how the sources of advice on design and accessibility and technical issues will be, or have been, followed. Access for the emergency services should also be explained where relevant. Such information may include circulation routes round the site and egress from buildings in the event of emergency evacuation.

6.117 Matters for consideration in relation to access include:

- i) Transport links
- ii) Disabled parking provision or setting down points or garaging
- iii) Approach routes to building – wayfinding signage, gradient, width, surface finish
- iv) External hazards/features – hard landscaping, projections, furniture
- v) External steps/ramps – gradient, width, guarding and height
- vi) Entrances – primary and secondary
- vii) Doors – operation, size, level threshold, automatic
- viii) Visibility of external signage – size and contrast for people with impaired vision
- ix) Spectator seating - number of spaces, choice of viewing point, facilities

6.118 The access component should be amended to reflect any decisions reached on site so that any new owner or occupier can be aware of the rationale used in making decisions which impact on accessibility and their ongoing obligations under the Equality Act 2010.

Mitigation and the Application of Conditions

- 6.119 Mitigation measures to reduce the impact of interference to radio astronomy are possible and may be useful in certain cases where development is found otherwise acceptable. These measures include control of activities likely to cause interference; installation of shielding to reduce the level of signals emitted; and techniques used in observing and processing radio astronomy data.
- 6.120 Control measures in place at JBO include restrictions on the use of radio transmitters, mobile phones and Wi-Fi; testing of radio frequency emissions from electronic and electrical equipment. Enhanced restrictions for particular observations have been implemented including complete curfews on the use of all electrical and electronic equipment, except for items in highly shielded 'Faraday cages' for certain periods. None of these control measures would be feasible in a residential setting.
- 6.121 Shielding measures in place at JBO include the construction of highly shielded rooms made of steel plates riveted to a steel frame with metal gasketing and copper tape over all joints. Such rooms that have no windows and a submarine-type radio quiet door provide up to 80 dB additional attenuation for particular equipment. In other rooms, shielded racks provide typically 50 dB attenuation for computing servers. None of these shielding measures would be feasible, appropriate, or enforceable in a residential setting.
- 6.122 Simple shielding measures that are appropriate and recommended by JBO for residential buildings include the use of foil backed plasterboard and metallised window glass, both of which are generally required to meet thermal insulation requirements in modern buildings. The mitigation effects of these measures have already been described and considered in the methodology that calculates the impact of interference on the operation of the telescopes.
- 6.123 It is not practical to build a convenient house with full radio frequency screening, so the proposed solution is to install targeted screening on the roof and those walls that face generally towards Jodrell Bank. Radio emissions travel on a horizontal plane and therefore the objective is to direct any radio emissions generated within the house away from the telescopes, so it is equally important that there should be no screening on walls that face away from the telescopes. A house in which all the walls are built to the same specification would not achieve the required objective.
- 6.124 In order to avoid unnecessary costs and potential conflicts with normal building regulations, the JBO encourages screening solutions that employ standard building materials, provided these can be shown to have appropriate radio frequency properties. The observatory has conducted tests to identify a selection of suitable materials, as listed below and is willing to conduct further tests on other materials that may be proposed. Ideally, such tests should be completed before a formal planning application is made, so that the design proposed can take account of the test results.

Planning Conditions

- 6.125 Planning conditions may be applied to make a development proposal acceptable in planning terms. Such conditions could be applied to mitigation measures that will reduce potential electrical interference from a development proposal.

Screening Materials and Design

- 6.126 Where development is found acceptable, subject to the delivery of measures on the Radio Wave Prevention Scheme, other conditions and having regard to the site and the area in which it is located, and the need to minimise electromagnetic interference that would impact upon the JBO, conditions will be applied to require the delivery of measures agreed in the Radio Wave Prevention Scheme.
- 6.127 Materials and components with radio frequency screening properties, suitable for use in roofs or external walls facing toward the telescope, should generally incorporate a continuous sheet of metal within them. The following may be used in walls, roofs and elevations facing toward the telescopes:
- i) Plasterboard with aluminium foil backing on one or both sides that has been tested by The UoM and found suitable for screening rolls. It would also serve to screen the roof if applied to the ceiling of the top story.
 - ii) Pilkington K glass that has been tested by the UoM and found suitable for screening windows. This is a proprietary low emissivity glass. Other types of low emissivity glass may provide similar radio frequency screening but would need to be tested before use.
 - iii) Reflective insulating blanket material intended for use in walls and lofts, a sample of which (incorporating a layer of aluminium foil) has been tested by UoM and found to provide satisfactory screening. Other products that are similar in appearance but contain no metallic film would be ineffective so testing of the exact product to be used is essential. Where a suitable material of this type is used, adjacent strips should be overlapped by at least 100mm for maximum screening.
 - iv) Doors should be of metallic construction or incorporate an aluminium foil barrier.
- 6.128 It is essential that the walls facing away from the telescope should permit the radio waves to escape. In general, this means that materials and components incorporating metallic films sheets or meshes must be avoided. Plain glass, standard brickwork, wooden doors and plasterboard with no aluminium foil are acceptable. Large areas of reinforced concrete would be a problem. Or the materials should be tested before use.

Permitted Development

- 6.129 Whilst the planning system allows the LPA to manage development through the issuing of consents, development that falls within permitted development rights does not require consent and therefore this reduces the ability of the LPA to exercise control of development.
- 6.130 All electrical equipment within the JBOCZ gives rise to interference that impedes the efficiency of the telescopes at Jodrell Bank. Permitted development rights apply to a wide range of development and are not limited to residential matters, however this category is generally of most concern to The UoM due to the high volume of electrical devices that homes hold, and therefore the risk to increases in electrical interference from this source of development. There is scope for permitted development to cumulatively harm the efficient operation of the telescopes through other matters such as electrical charging points for vehicles, which also fall within permitted development rights, and plant machinery associated with agricultural and other industries.
- 6.131 The 1973 Direction applies across the JBOCZ and sets out size, scale and use thresholds for development. If development exceeds these thresholds The UoM must be consulted and an assessment of the developments impact on JBO will be undertaken. However, the General Permitted Development Order (GPDO) introduces multiple scenarios that allow development to exceed the thresholds set out in the 1973 Direction, and for which no planning consent is required, and therefore no consultation would take place with The UoM regarding the impact of that development on JBO. Changes of use within a use class generally do not constitute development and therefore are not subject to planning consent.

Removal of Permitted Development Rights

- 6.132 In addition to conditions regarding screening and the minimization of interference, to ensure continued control over the extent of further building on the site, conditions will be applied that remove future permitted development rights, including changes of use, that are reasonably likely to create electrical or radio interference within the JBOCZ.
- 6.133 An example condition is:

“Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that order), no development (as defined by Section 55 of the Town and Country Planning Act 1990) as may otherwise be permitted by virtue of Class(es) A, B, C, D, E and G of Part 1 Schedule 2 of the Order shall be carried out.”

7. Appendix 1: UNESCO's criteria for the Assessment of Outstanding Universal Value

UNESCO's criteria for the assessment of OUV (para 77 of the Operational Guidelines):

- (i) represent a masterpiece of human creative genius;
- (ii) exhibit an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town-planning or landscape design;
- (iii) bear a unique or at least exceptional testimony to a cultural tradition or to a civilization which is living or which has disappeared;
- (iv) be an outstanding example of a type of building, architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history;
- (v) be an outstanding example of a traditional human settlement, land-use, or sea-use which is representative of a culture (or cultures), or human interaction with the environment especially when it has become vulnerable under the impact of irreversible change;
- (vi) be directly or tangibly associated with events or living traditions, with ideas, or with beliefs, with artistic and literary works of outstanding universal significance. (vii) contain superlative natural phenomena or areas of exceptional natural beauty and aesthetic importance;
- (viii) be outstanding examples representing major stages of earth's history, including the record of life, significant on-going geological processes in the development of landforms, or significant geomorphic or physiographic features;
- (ix) be outstanding examples representing significant ongoing ecological and biological processes in the evolution and development of terrestrial, fresh water, coastal and marine ecosystems and communities of plants and animals;
- (x) contain the most important and significant natural habitats for in-situ conservation of biological diversity, including those containing threatened species of outstanding universal value from the point of view of science or conservation.

8. Appendix 2: World Heritage Committee Decision and Statement of Outstanding Universal Value

Decision: 43 COM 8B.35

Jodrell Bank Observatory (United Kingdom of Great Britain and Northern Ireland)

The World Heritage Committee,

Having examined Documents WHC/19/43.COM/8B and WHC/19/43.COM/INF.8B1,

Inscribes the Jodrell Bank Observatory, United Kingdom of Great Britain and Northern Ireland, on the World Heritage List on the basis of criteria (i), (ii), (iv) and (vi);

Adopts the following Statement of Outstanding Universal Value:

Brief synthesis

Jodrell Bank Observatory was important in the pioneering phase and later evolution of radio astronomy. It reflects scientific and technical achievements and interchanges related to the development of entirely new fields of scientific research. This led to a revolutionary understanding of the nature and scale of the Universe. The site has evidence of every stage of the history of radio astronomy, from its emergence as a new science to the present day.

Jodrell Bank Observatory is located in a rural area in northwest England. Originally, scientific activity was located at the southern end of the site, and from that time activity has moved to the north across the site with many new instruments developed and then abandoned. Remnants of early scientific instruments survive.

At the south end of the site is the location of the Mark II Telescope and it is bounded by an ensemble of modest research buildings in which much of the early work of the Observatory took place.

To the north of the Green, the site is dominated by the 76 metre diameter Lovell Telescope which sits in a working compound containing a number of engineering sheds and the Control Building. There are spaces open to the general public which include visitor facilities set around the Lovell Telescope. Other visitor facilities are outside the property to the northeast.

Jodrell Bank Observatory is the hub of the UK's national wide array of up to seven radio telescopes (e-MERLIN) including the Lovell and Mark II Telescopes.

Criterion (i): Jodrell Bank Observatory is a masterpiece of human creative genius related to its scientific and technical achievements. The adaptation and development of radar and radio frequency reflectivity to develop radically new equipment, such as

the Transit Telescope and Lovell Telescope, were a key part in the development of entirely new fields of scientific research and led to a dramatic change in the understanding of the Universe. The Observatory was important in the pioneering phase and later evolution of radio astronomy.

Criterion (ii): Jodrell Bank Observatory represents an important interchange of human values over a span of time and on a global scale on developments in technology related to radio astronomy. The scientific work at Jodrell Bank was at the heart of a global collaborative network. In particular, several important technological developments such as very large paraboloidal dish telescopes and interferometer were developed at the Observatory, and were later influential in scientific endeavours in many parts of the world.

Criterion (iv): Jodrell Bank Observatory represents an outstanding example of a technological ensemble which illustrates a significant stage in human history (1940s-1960s) – the transition from optical astronomy to radio astronomy and the associated consequence for the understanding of the Universe through multi-wavelength astrophysics. The property is also associated with the peacetime development of ‘Big Science’ as a major change in the way in which scientific research was supported and undertaken. The surviving evidence at the property related to the evolutionary development of radio astronomy from the post-war pioneering phase through to sophisticated, large scale research activity in the field makes Jodrell Bank an outstanding example of such a technological ensemble.

Criterion (vi): Jodrell Bank Observatory is directly and tangibly associated with events and ideas of outstanding universal significance. The development of the new field of radio astronomy at the property led to a revolutionary understanding of the Universe which was only possible through research beyond the possibilities of optical astronomy to explore the electromagnetic spectrum beyond visible light. Understanding of the nature and scale of the Universe has been dramatically changed by research in radio astronomy at the Observatory.

Integrity

The property retains all attributes that document its development as a site of pioneering astronomical research. Practically all stages of development from the very beginning, with improvised, re-used or borrowed equipment, onwards are represented by buildings, physical remains or in some cases archaeological remnants. Some important stages, such as represented by the large Transit Telescope, have not survived intact although traces remain. The later, large scale and far more ambitious instruments are still present at the property. This includes the iconic Lovell Telescope with its Control Building. The property also retains many quite modest structures which are, none the less, important for their research use, or which otherwise supported the work of the Observatory.

In general, all the structures are very well preserved and the property continues to be

dominated by the large scale Lovell Telescope and Mark II Telescope. However, several early wooden buildings have suffered from neglect and dis-use. Their restoration is to be undertaken. The grounds are well cared for. Recent buildings have a simple and subdued character, which do not detract from the overall appreciation of the property.

The Consultation zone, consultation zone of the property, protects the scientific capabilities of the Observatory from radio emissions in its vicinity, contributing to maintenance of the functional integrity of the property.

Authenticity

The location of the property has continued unchanged, and the largely agricultural setting is essentially identical apart from the construction of the Square Kilometre Array building as part of the ongoing scientific use of the Observatory. The form and design has evolved through time reflecting the important development history of the property. This includes the somewhat improvised character of many structures indicative of the priority given to scientific research rather than the quality of buildings. Materials and substance have been mostly retained although there has been some replacement of deteriorated materials over time. The property retains its ongoing scientific use.

Protection and management requirements.

Most of the attributes of Jodrell Bank Observatory have been listed under the Planning (Listed Buildings and Conservation Areas) Act 1990. The two major telescopes have been listed in the highest category, Grade 1. There are some elements which have no listing at the present time, although they are managed for their heritage values as part of the property.

In addition, World Heritage inscription affords all attributes a protection status equivalent to the highest level or Grade 1, in accordance with the National Planning Policy Framework (2012) and the spatial planning system which operates through several pieces of legislation, including the Town and Country Planning Act 1990. Any changes to listed buildings require approval.

The consultation zone is based on the Jodrell Bank Radio Telescope Consultation Zone which has operated effectively to protect the Observatory for many decades. It was established by the Town and Country Planning (Jodrell Bank Radio Telescope) Direction 1973.

The property is managed by the UoM with a committee, the Jodrell Bank Site Governance Group responsible for coordination. This committee includes key internal stakeholders such as the three main site user groups. Each of the site user groups has its own well-developed and independent management and operational structures. Roles managing the heritage of the Observatory are integrated with the daily work of

the Jodrell Bank Centre for Astrophysics, responsible for scientific and engineering research, telescope operations and engineering, and the Jodrell Bank Discovery Centre which is responsible for visitor management and heritage coordination. These user groups are supported by other management groups within the University. The third site user group is the Square Kilometre Array Organisation, located just outside the property within the consultation zone but within the overall Observatory.

The management of the property is based on existing University structures, to be augmented by a WHS Steering Committee which will have oversight of the property and undertake coordination between the University, users and external stakeholders. The Conservation Management Plan (2016) provides an overview of the instruments and procedures for the effective management of the property. The plan, supplemented by an extensive Site Gazetteer, is currently being updated. The Observatory has a long experience with managing visitors. There is a current tourism management plan and enhanced presentation of the property is ongoing.

Recommends that the State Party give consideration to the following:

- Providing a summary end of project report following completion of the current major conservation project,
- Confirming the timeframe for the conservation of the two Botany Huts,
- Continuing to respect and portray the historical character of the buildings and site development. This character often includes relatively primitive buildings, often with additions undertaken with little regard to aesthetics or quality construction,
- Providing the revised Conservation Management Plan and associated Site Gazetteer when completed, to the World Heritage Centre,
- Considering masterplanning for the property and consultation zone to anticipate possible future development needs.

9. Appendix 3: Jodrell Bank Radio Telescope Direction 1971

THE TOWN AND COUNTRY PLANNING ACT 1971

THE TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1973

THE TOWN AND COUNTRY PLANNING (JODRELL BANK RADIO TELESCOPE) DIRECTION 1973

The Secretary of State for environment in exercise of the powers conferred on him by paragraph (1) of Article 10 and paragraph (3) of Article 13 of the town and country planning general development order 1973 hereby directs as follows:-

Definitions

‘The map’ Means a map certified by the Secretary of State to be the map for the purposes of this Direction.

‘The radio telescope’ means the laboratories, radio telescopes and associated equipment of the Victoria UoM, which are together known as the Nuffield Radio Astronomy Laboratories and are situated at Jodrell Bank in the Parishes of Withington and Goostrey in the County of Chester.

‘The inner zone’ means the area around the radio telescope which is cross-hatched on the map.

‘The outer zone’ means the area around the telescope which is hatch to vertically on the map.

‘The University’ means the Victoria UoM.

Any other expressions of the meanings assigned to them by virtue of the Town and Country Planning Act 1971.

Requirement to Consult

The local planning authority shall consult with the University before granting planning permission on:-

Any application for development within the inner zone (subject to the exception specified in the First Schedule hereto).

Any application for development within the outer zone (subject to the exceptions specified in the First and Second Schedules hereto).

Determination of Applications

Where the local planning authority are disposed to grant consent to an application contrary to the views expressed by the University they shall not do so within a period of 21 days from the date on which they notify the University of their intention to grant permission.

Dated this 6th day of April

1973

SJ heritage

Authorised by the Secretary of State to sign in that behalf

THE FIRST SCHEDULE

Planning applications in respect of which consultation is not required with the University in the inner zone:-

The re-building for the same use on the same or substantially the same site of any building which is in use otherwise than in breach of planning control on the date of the application, provided the cubic content of the new building is not increased and the area of land occupied by the new building does not exceed the area of land occupied by the existing building.

The re-building on the same or substantially the same site of any dwelling house which is in the use as such on the date of the application and the enlargement improvement or other alteration of any dwelling house which is in use as such on the date of application, so long as in either case the cubic content of the original dwelling house (as ascertained by external measurement) is not exceeded by more than 914 cubic metres or 30%, whichever is the greater, provided that the erection of a garage within the curtilage of a dwelling house shall be treated as the enlargement of the dwelling house for the purposes of this direction.

An application for the erection of a single dwelling house or the conversion of a building or buildings to form a single dwelling house where the terms of the application are such that if it is granted the dwelling house will be occupied by a person employed locally in agriculture.

The formation, laying out or widening of a means of access.

The erection, construction, improvement or other alteration of gates, fences, walls or other means of enclosure.

THE SECOND SCHEDULE

Planning applications in respect of which consultation is not required with the University in the outer zone.

(A) Any application which involves:

The erection, enlargement or other alteration of a building or buildings for use as not more than one dwelling house, provided that the erection of a garage within the curtilage of a dwelling house shall be treated as the enlargement of the dwelling house for the purposes of this direction;

Operations in connexion with the conversion of a single dwelling house for use as not more than two dwelling houses;

The erection, enlargement or other alteration of buildings to be used for or in connexion with any of the following purposes:-

A single shop, the sales area of which is to be confined to the ground floor provided the gross floor area of the building does not exceed 610 square metres;

A medical or dental surgery, health centre or office, provided that each building of such types is not more than two storeys in height and the gross floor area of the building does not exceed 610 square metres;

Any application for development in relation to which either before or after the coming into force of this direction the local planning authority have consulted with the University on the question of whether such land should be developed and upon such consultation the University have informed the local planning authority in writing they have no objection to such development provided that this exception shall not apply where the proposal materially differs from that disclosed to the University when such consultation took place.

15.25 (B) Applications in respect of development by change of use:-

The change in use of a building or buildings to use as not more than one dwelling house and the change in use of a single dwelling house to use as not more than two dwelling houses;

The change in use of a building or buildings to use for or in connexion with any of the purposes specified in paragraph A3 of this schedule (subject to the limitations and other provisions contained in the said paragraph).

10. Appendix 4: Conservation Management Plan

Jodrell Bank Observatory

Nomination for Inclusion in the World Heritage List
Management Plan



Contents

1

Introduction

4

1.1

Summary

4

1.2

Guiding principles

6

1.3

World Heritage Site Steering Committee

7

1.4

Preparing the plan

8

1.5

Preparing the Management Plan

9

2

Description of the property

10

2.1

Location, Boundaries and Ownership

11

2.2

Features of the site

14

2.3

Gazetteer of Elements of the property

30

2.4

Pre-existing Management Framework

31

3

Significance and Protection

36

3.1

Outstanding Universal Value of the Property

37

3.2

Values and Attributes of the Nominated Property

40

3.3

Heritage Protection

43

4

Key issues

46

4.1

Baseline Condition

47

4.2

Threats and Risks

52

4.3

Opportunities

55

5

Policies and Actions

56

5.1

Guiding principles

57

5.2

Policies

58

5.3

Actions to meet policy objectives

60

5.4

Timetable for first year

63

6

Implementation

64

6.1

Financial Resources

65

6.2

Teams

68

7

Monitoring plan

72

7.1

Indicators

74

Vision

The Jodrell Bank Observatory will be a World Heritage Site that changes people's lives for the better and demonstrates humanity's ongoing exploration of our place in the Universe. It will bring together stakeholders to continue to protect and develop a site that people from regional, national and global communities can learn about or visit and have a genuinely world-class experience. Visitors will bring a sustainable growth in tourism to local communities, benefiting their quality of life and raising the profile of the region as a place to live, work and invest. This nomination will transform this regional and national icon into an international icon of science, a showcase of international cooperation and endeavour that exemplifies astronomy and engineering at its best.

The World Heritage Site Steering Committee aspires towards this ambition and this Management Plan describes the ways in which it might be achieved.

1 Introduction

Image: Anthony Holloway

1.1 Summary

The principal objective of this management plan is the strategic long-term protection of the Jodrell Bank Observatory World Heritage Site. It lays out a framework for decision-making and managing change in the context of the World Heritage Site including management goals, objectives and both long-term and day-to-day actions required to protect, conserve and present the Site.

The Jodrell Bank Observatory World Heritage Site Steering Committee, described in Section 1.3 and made up of key representatives from a range of national and local bodies, is responsible for the formulation and implementation of this plan, including public consultation at key stages of its development.

In summary, this plan:

- contains the location, boundary details and description of the site;
- specifies how the Outstanding Universal Value, including the attributes, authenticity and integrity of the site, is to be managed and maintained;
- provides an overview of the current condition of the property and factors which may have positive or negative effects on attributes, authenticity and integrity;
- presents a collective vision for the management of the property over the coming decades, and the policies, objectives and actions over the next five years. This covers descriptions of the various management structures and plans in place and the way that they are coordinated and support each other;
- examines issues affecting its conservation and enjoyment, including development, tourism, interpretation, education and transport;
- and describes an implementation strategy, including monitoring and review.

Given its importance in helping to sustain and enhance the significance of the World Heritage Site, relevant policies in this plan need to be taken into account by local planning authorities in developing their strategy for the historic environment and in determining relevant planning applications.

A Conservation Management Plan for the entire Jodrell Bank site (which encompasses the nominated property) was drawn up while preparing for the nomination process. The latest version of this Plan has been a useful foundation for major elements of this Management Plan.

1.2 Guiding principles

The Management Plan for the Jodrell Bank Observatory World Heritage Site has the following guiding principles:

- Protection, conservation and maintenance of the Outstanding Universal Value, Integrity and Authenticity of the property, including the identification and promotion of change that conserves and enhances these qualities; and the modification and/or mitigation of development and change that might damage them.
- The Jodrell Bank Observatory continues to perform its function as a radio astronomy facility. It is important to conserve and enhance the heritage of the site whilst maintaining this role as a world-leading scientific research facility, thus retaining its authenticity of use and function.
- Sustainable use for the benefit of the local population and economy.
- Commitment to a comprehensive programme of presentation and education, including a commitment to sustainable visitation.
- Importance of gathering all stakeholders in a shared understanding of the property; in a commitment to developing and implementing the management plan; and to furthering the obligations of the World Heritage Convention.
- Commitment to ensuring effective governance, resources and monitoring are in place to support implementation of the plan, including a commitment to capacity building and to the planning, implementation, evaluation and feedback cycle.

The guiding principles lead to a number of Policies, together with an Action Plan designed to meet the policy objectives. These are presented in Section 5 of this Management Plan.



Image: Anthony Holloway

1.3 World Heritage Site Steering Committee

The World Heritage Site (WHS) Steering Committee will bring together all stakeholders in a shared understanding of the property and embody a commitment to further the obligations of the World Heritage Convention.

It will continue to develop and implement the management plan, oversee the delivery of the Action Plan, ensuring that it is fit for purpose and that it contributes to all the policy objectives for the property. The WHS Steering Committee includes representatives of all stakeholder groups, including the site owners and users, local communities, local authorities, national authorities and communities of interest.

The group membership is set out below.

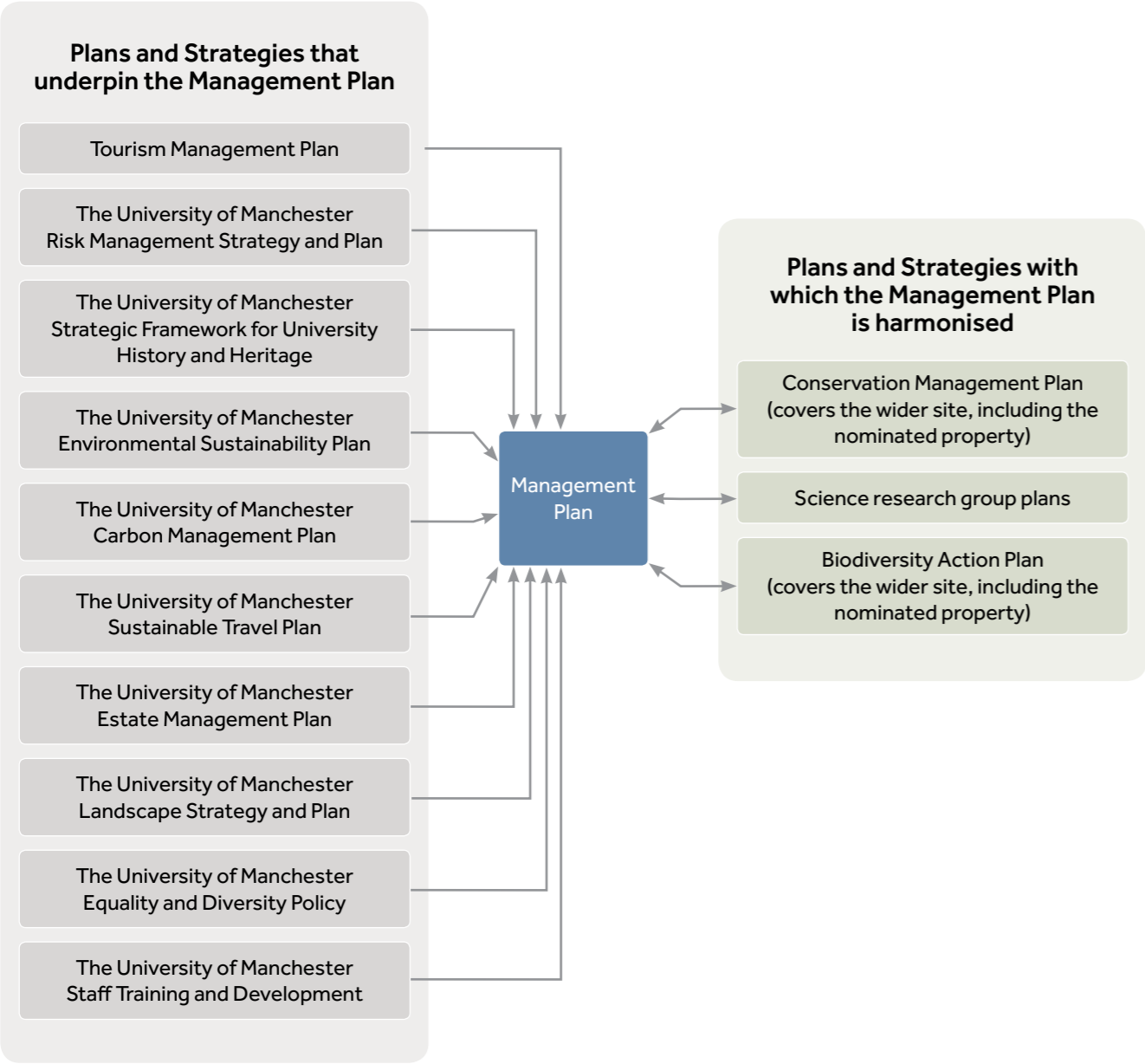
Body	Committee Members
Site owner: The University of Manchester	<ul style="list-style-type: none">• University Registrar and Chief Operating Officer (Chair)• Vice President for Social Responsibility• Director of Estates• Director of Communications• University Historian and Heritage Manager
Site user: Jodrell Bank Discovery Centre	<ul style="list-style-type: none">• Director of Jodrell Bank Discovery Centre (World Heritage Site Coordinator)• Deputy Director of Jodrell Bank Discovery Centre (coordinating Presentation and Sustainable Visitation)• Head of Education and Interpretation at Jodrell Bank Discovery Centre (coordinating Education and Interpretation)
Site user: The Jodrell Bank Centre for Astrophysics	<ul style="list-style-type: none">• Director of Jodrell Bank Centre for Astrophysics, with overall responsibility for science and engineering• Associate Director of Jodrell Bank Centre for Astrophysics (Public Engagement) with responsibility for Scientific Heritage• Associate Director of Jodrell Bank Centre for Astrophysics (Observatory) with responsibility for Observatory operations
Site user: The SKA Organisation	<ul style="list-style-type: none">• Director General or their representative
Local Community	<ul style="list-style-type: none">• Representative of Lower Withington Parish Council• Representative of Goostrey Parish Council
Local Authority (Cheshire East)	<ul style="list-style-type: none">• Executive Director Place or representative• Senior Conservation Officer
Local Authority (Cheshire West and Chester)	<ul style="list-style-type: none">• Senior Planning representative
Tourism bodies	<ul style="list-style-type: none">• Chief Executive of Marketing Cheshire• Head of Marketing of Marketing Manchester
Historic England	<ul style="list-style-type: none">• Principal, Historic Places Team, North West• Head of International Advice
DCMS	<ul style="list-style-type: none">• Representative of Heritage team in Government Department for Digital, Media, Culture and Sport
ICOMOS UK	<ul style="list-style-type: none">• Representative of ICOMOS UK
UK World Heritage Site Community	<ul style="list-style-type: none">• Representative of UK World Heritage Site Community
Astronomy Heritage Community	<ul style="list-style-type: none">• Representative of Astronomy Heritage Community (from Heritage Committee of Royal Astronomical Society and/or ICOMOS IAU working group on the heritage of astronomy on the World Heritage list)
UNESCO UK	<ul style="list-style-type: none">• Representative of UNESCO UK

1.4 Relation to other plans

Jodrell Bank, with its long history of management by The University of Manchester, already has a number of planning documents in place, such as the Conservation Management Plan, which will continue to have a role in the future management of the property.

Where such plans exist, this Management Plan does not seek to duplicate them but to coordinate their implementation and act as an overarching instrument of coordination.

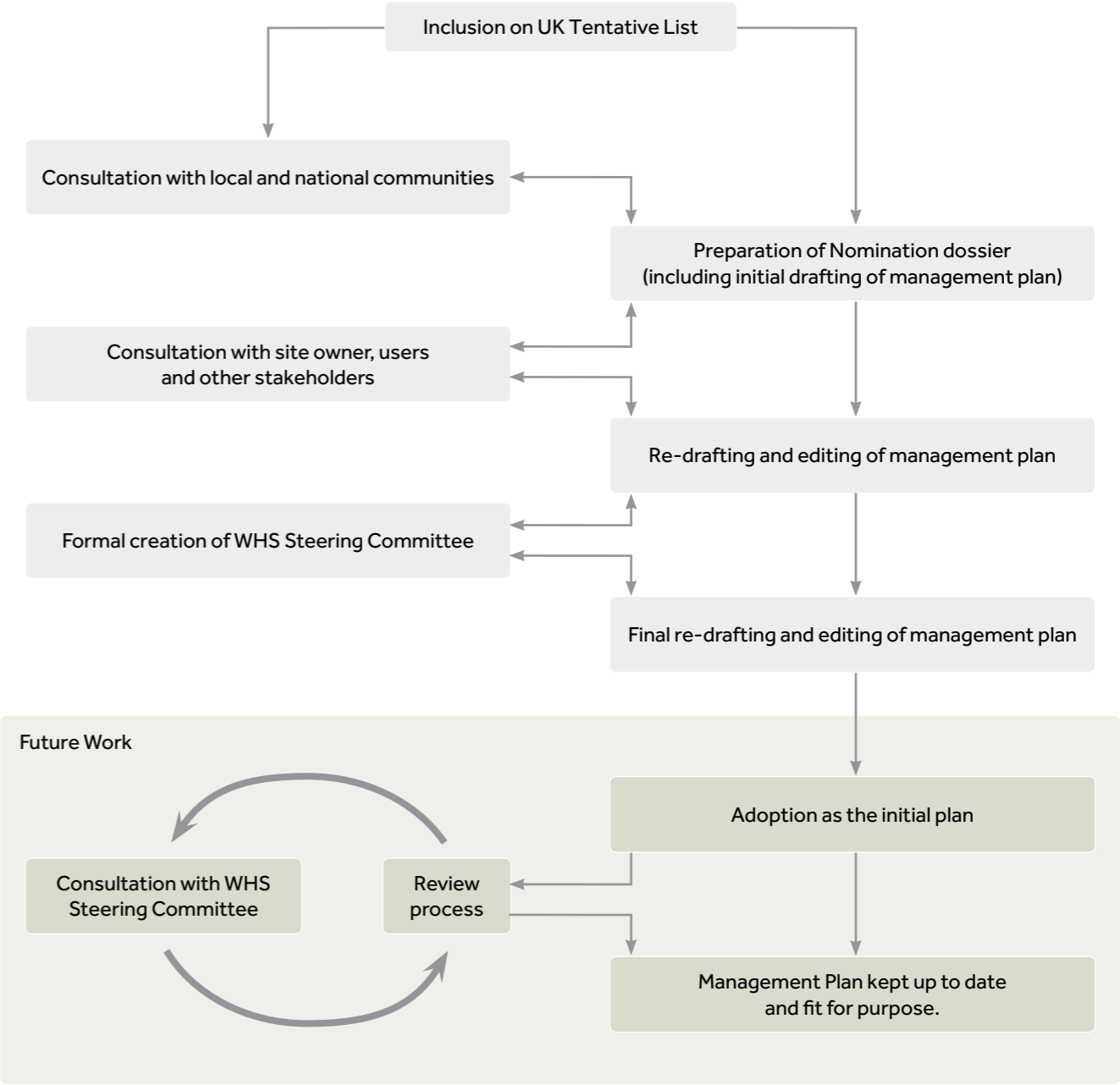
The interrelation between the various plans and strategies is shown in the diagram below:



1.5 Preparing the Management Plan

This plan was prepared in consultation with all major stakeholders and communities, including the site owner, site users, local communities, local authorities, national and international bodies and communities of interest.

The process was managed by Professor Teresa Anderson (Director of the Jodrell Bank Discovery Centre and World Heritage Site Manager) and Professor Tim O'Brien (Associate Director of Jodrell Bank Centre for Astrophysics, Public Engagement and Heritage). This section outlines the process that was used.



2 Description of the property

2.1 Location, Boundaries and Ownership

Jodrell Bank Observatory is located in Cheshire in North West England at geographical coordinates N 53° 14' 05" ; W 2° 18' 18". (See Figure 2.1).

The area of the nominated property is 17.38 hectares and the area of the proposed Buffer Zone is 18569.22 hectares. (This gives a total area of 18586.6 hectares). (See Figures 2.2 and 2.3). The nominated property lies entirely within the Cheshire East local authority, whilst the Buffer Zone covers both Cheshire East and the neighbouring authority of Cheshire West and Chester. (See Figure 2.6).

The nominated property is entirely owned by the University of Manchester, which also owns land immediately adjoining the property, see Figures 2.4 and 2.5. The total area of the Jodrell Bank site is 35 hectares. The 17.38 hectares of the nominated property sit within this.

The part of the University-owned site outside the nominated property includes area (and a building) leased to the Square Kilometre Array Organisation and an area and buildings that the University uses for the sustainable management of visitors (known as the 'Jodrell Bank Discovery Centre').

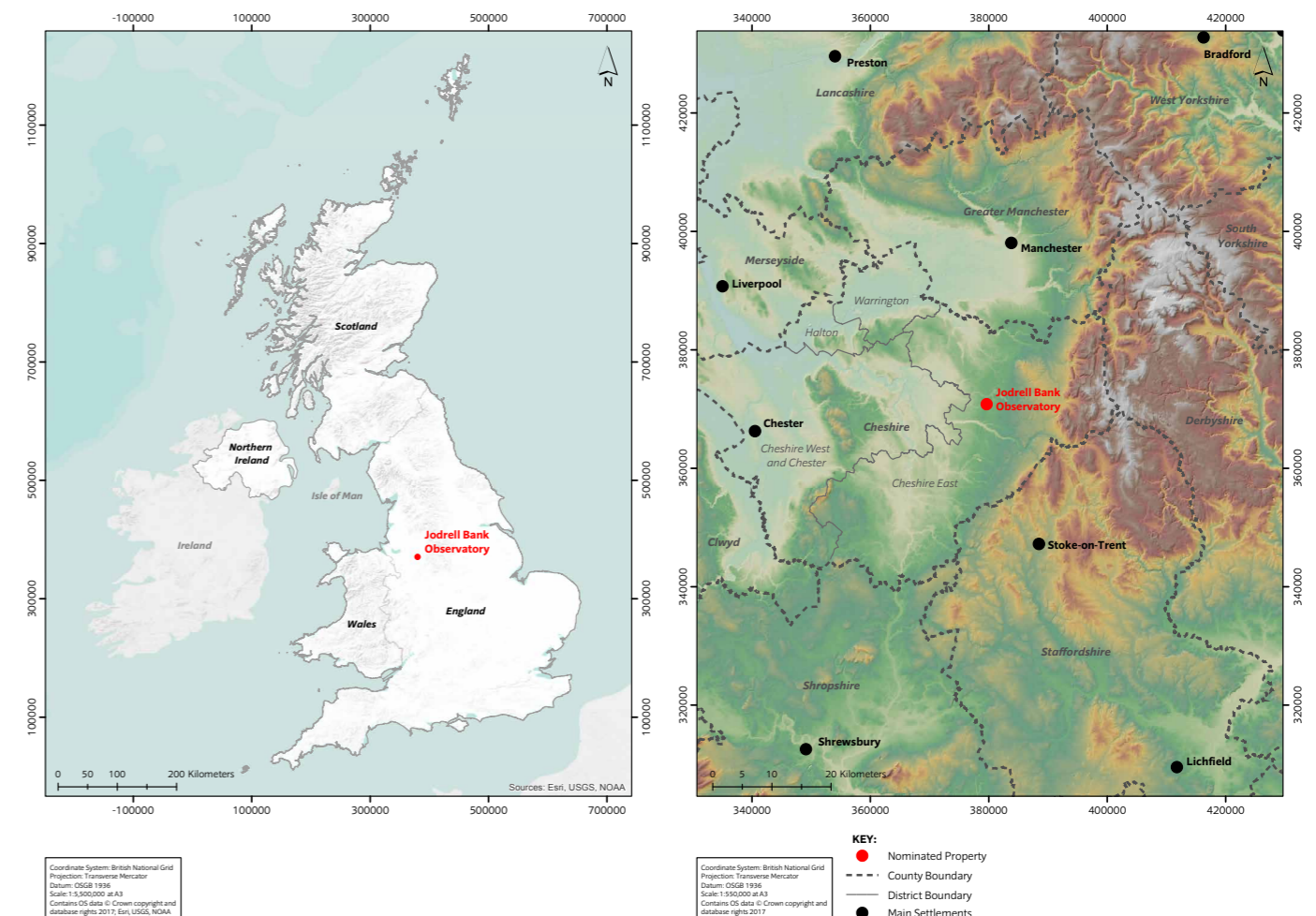
The University's approval is needed for any works, such as new buildings, carried out on any area of its land.

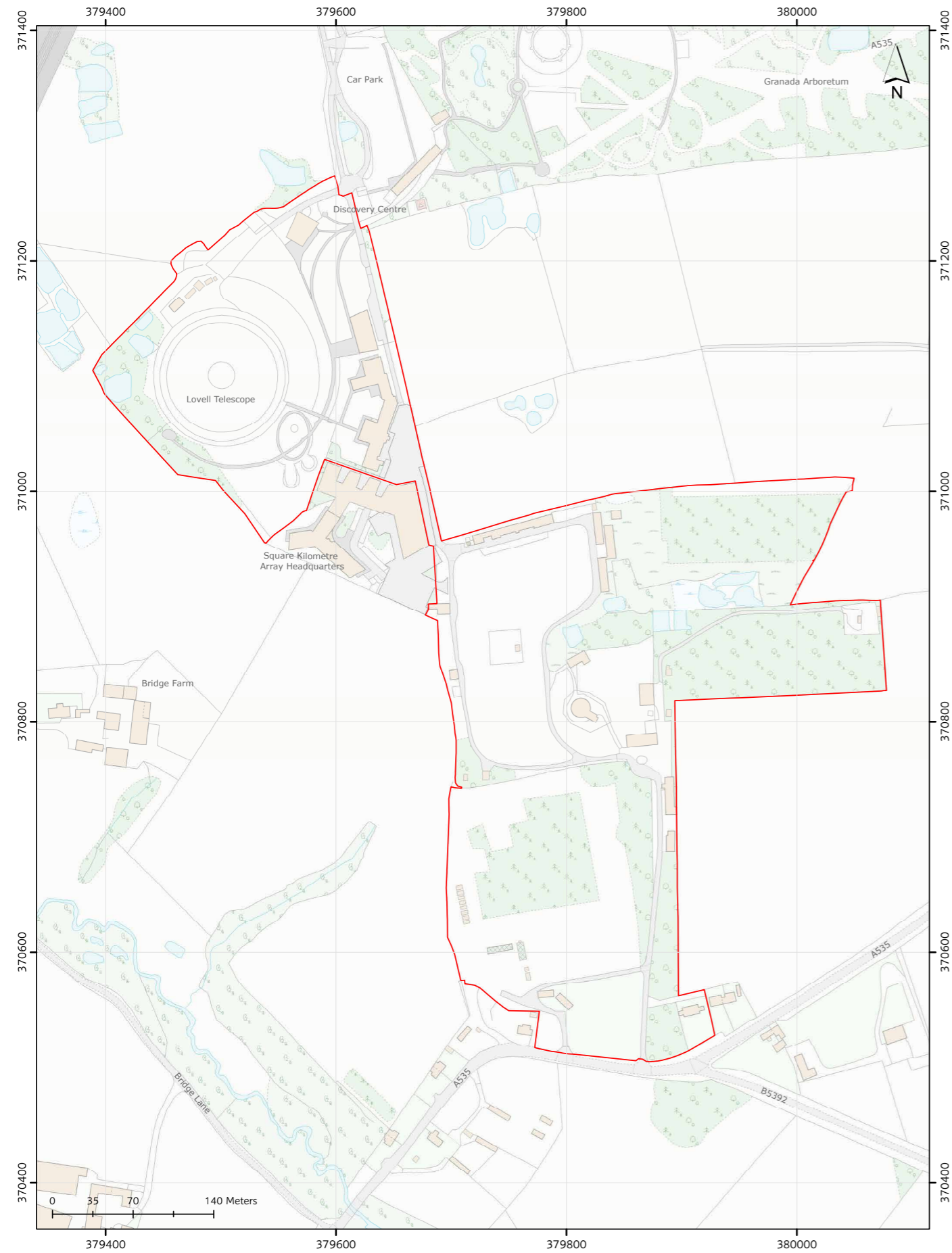
The University's approval would also be needed for any significant changes of use to the farmland owned by them adjacent to Jodrell Bank.

Ownership is a key element of the protection of the OUV of the site. Indeed, the University's ownership since the inception of the Observatory is one of the major factors that has ensured its protection.

A Conservation Management Plan for the entire Jodrell Bank site (which encompasses the nominated property) was drawn up while preparing for the nomination process. The latest version of this Plan has been a useful foundation for major elements of this Management Plan.

Figure 2.1: Map of location in UK

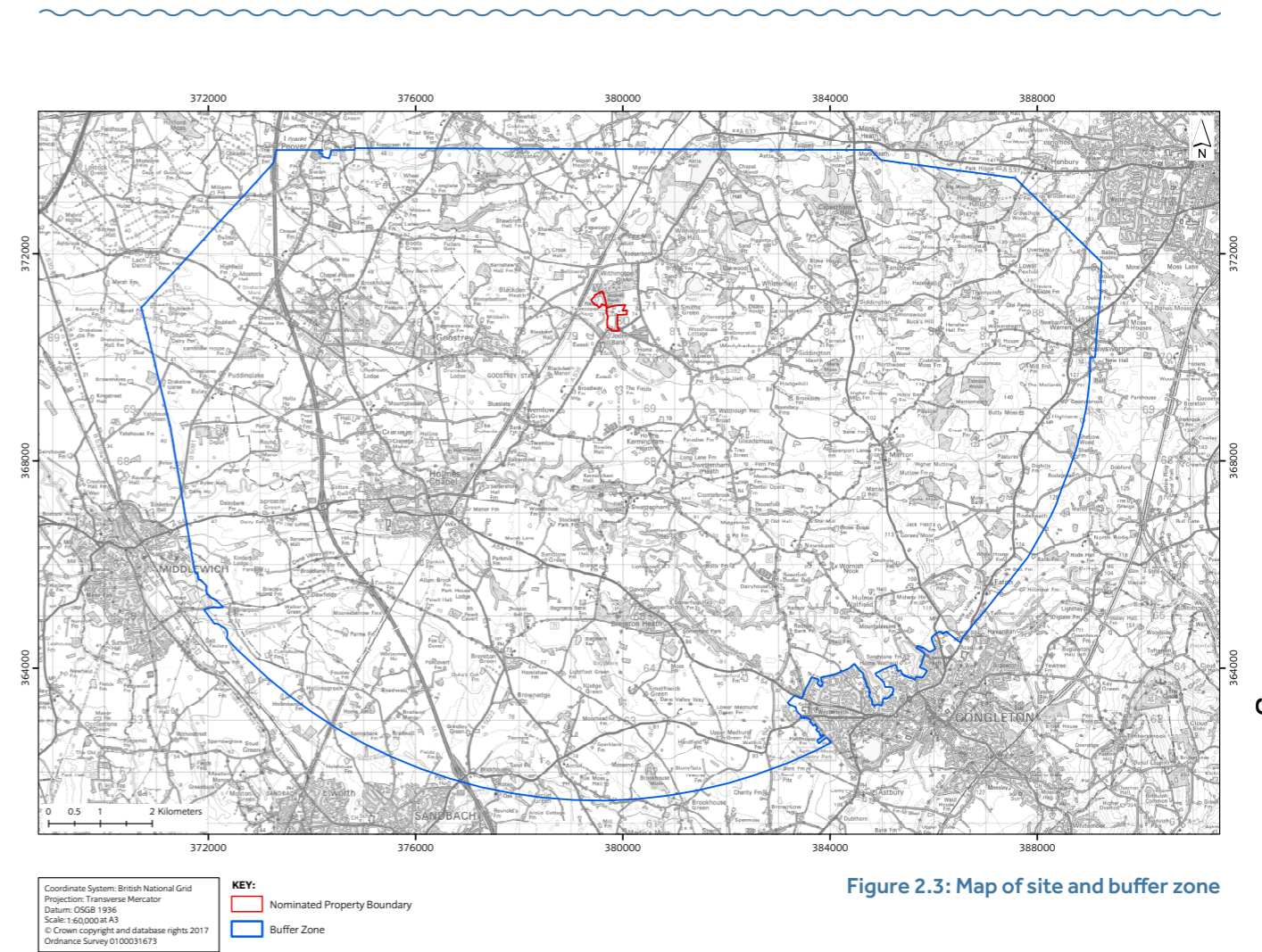




Coordinate System: British National Grid
 Projection: Transverse Mercator
 Datum: OSGB 1936
 Scale: 1:3,000 at A3
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KEY:
 [Red outline] Nominated Property Boundary

Figure 2.2: Map of site boundaries



Coordinate System: British National Grid
 Projection: Transverse Mercator
 Datum: OSGB 1936
 Scale: 1:60,000 at A3
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KEY:
 [Red outline] Nominated Property Boundary
 [Blue outline] Buffer Zone

Figure 2.3: Map of site and buffer zone

2.2 Features of the site

The property, which is part of The University of Manchester, is located in a rural area of Cheshire East in northwest England.

The site is in open countryside and surrounded by agricultural land. There are a small number of residences bordering the site and a number of small settlements or villages within a 5-mile radius. The nearest large settlement is Macclesfield, at a distance of around 8 miles.

At the south end of the site (see Figure 2.4 for a map with various features labelled) is land formerly used as University Botany research grounds, including wooden gardeners' huts and the remains of glasshouses. A tarmac road through this area provides an entrance route for staff and leads to the Green. This area, which is at the

heart of the site, is the location of the Grade I listed Mark II Telescope and is bounded by the ensemble of modest research buildings (some of which are now Grade II listed) in which much of the early work of the Observatory took place. This area also contains remnants and traces of early scientific instruments.

To the north of the Green, the site is dominated by the Grade I listed Lovell Telescope, which sits in a working compound containing a number of engineering sheds, and by its Control Building. This area also includes some of the modern buildings of the Discovery Centre used to welcome visitors and school groups.

The first use of the property for radio astronomy occurred in December 1945, when Bernard Lovell arrived at the most southerly point of the site to begin observations of meteors

using ex-army radar equipment. The site was selected because it was in the ownership of the University of Manchester (as it is now) and because it was free from the radio interference caused by trams passing the University campus within Manchester itself.

From that time onwards, scientific activity moved from south to north across the site with many new instruments developed, and then abandoned, as the field of radio astronomy was created.

While much of the early scientific equipment was demolished, or re-used in subsequent instruments, some of the remnants still survive either above or below ground.

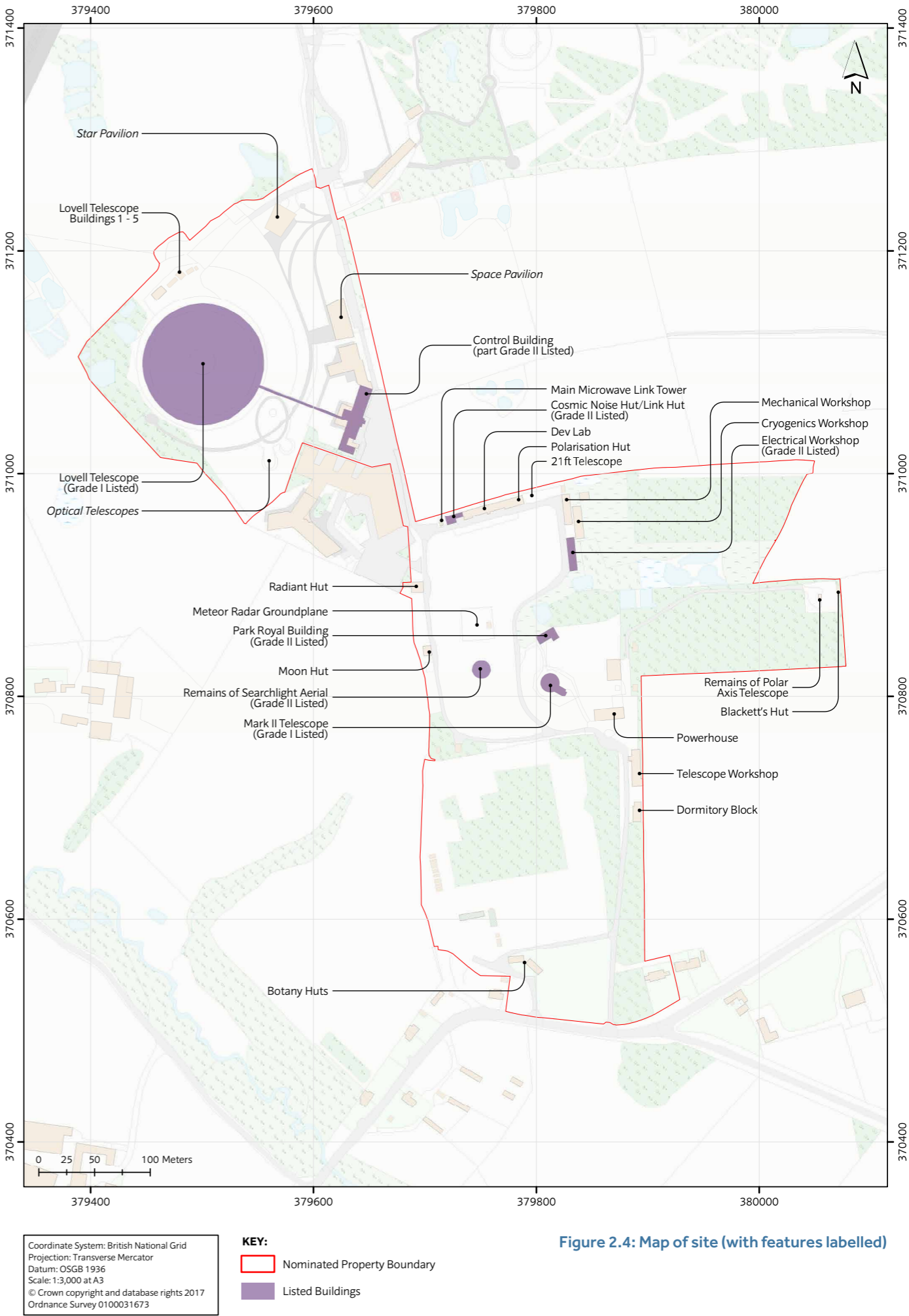
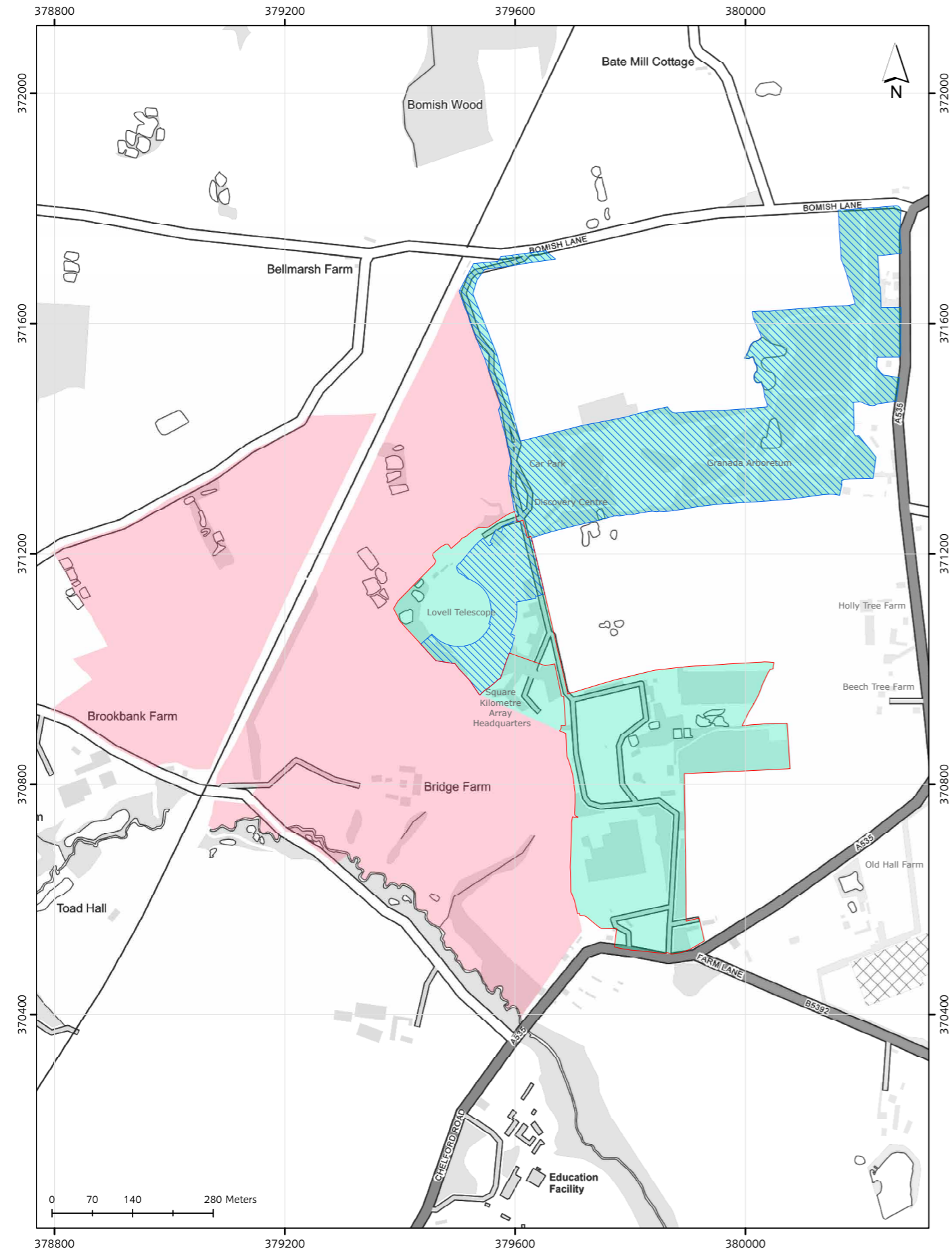


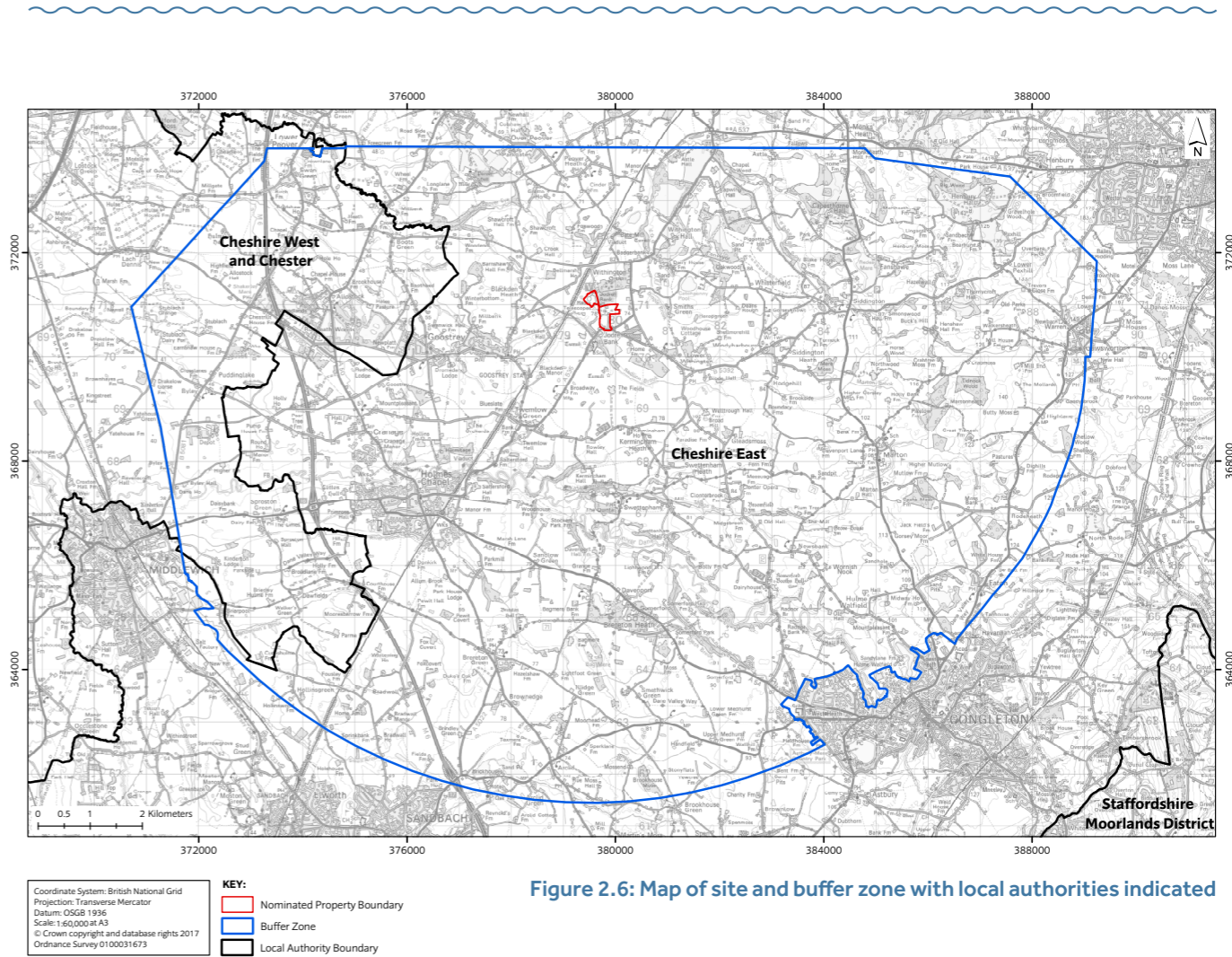
Figure 2.4: Map of site (with features labelled)



Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936
Scale: 1:6,000 at A3
Contains OS data © Crown copyright
and database rights 2017

- KEY:**
- Nominated Property Boundary
 - Jodrell Bank Observatory Site
 - Other Adjacent University of Manchester Landholdings
 - Areas with Visitor Access

Figure 2.5: Map of site with land in university ownership indicated



- Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936
Scale: 1:60,000 at A3
© Crown copyright and database rights 2017
Ordnance Survey 0100031673
- KEY:**
- Nominated Property Boundary
 - Buffer Zone
 - Local Authority Boundary

Figure 2.6: Map of site and buffer zone with local authorities indicated

Jodrell Bank Observatory is now the hub of the UK's national 217-km-wide array of up to seven radio telescopes ('e-MERLIN').

The signals from all seven telescopes are combined at Jodrell Bank so that the array operates as if it is a single Telescope, which has a similar resolving power to the Hubble Space Telescope. The Lovell and Mark II Telescopes are used as part of this array.

Along part of the western border of, and just outside, the nominated property sits the International Headquarters for the Square Kilometre Array Organisation (SKAO), the international project planning the next generation large telescope for the world's radio astronomy community. (This land is also in the ownership of the University of Manchester, but is not part of the nominated property, as it carries no elements of the OUV). The SKA Organisation is due to become an International Treaty Organisation in the near future, a fact that expresses the interchange of ideas that underpins modern astrophysics.

To the north-west of the property, set around the Lovell Telescope, there are spaces open to the general public (part of the 'Discovery Centre') which include visitor facilities. The rest of the visitor facilities (and Gardens that include an Arboretum) sit just outside the property to its north east. These areas exemplify the tradition of Public Engagement at Jodrell Bank and are also essential to the management of visitors. All these facilities are on University-owned land.

The site now comprises a unique combination of attributes, which convey the Outstanding Universal Value of Jodrell Bank Observatory. Taken together, they represent the past, present and future of radio astronomy at Jodrell Bank, effectively laying down the progress of every stage of the history of radio astronomy on the landscape, from its inception to the present day.

In this section, we describe the attributes as follows:

- The Landscape and Layout of the Site
- The Lovell Telescope and the Mark II Telescope
- The Control Building
- The Green and associated Observatory Buildings
- The site of the Transit Telescope
- Sites and remnants of other early scientific instruments
- The Botany Huts

The Landscape and Layout of the Site

The configuration of the site is a key element of its sense of place as a working Observatory. Largely determined by the evolution of the Observatory in the early days of the emergence of radio astronomy, the landscape is much the same today as it was then. In this section, we describe the current state of the landscape zones, moving through the property from the area now most in use (the north) to the area that is now less used (the south). The landscape zones in the nominated property are described in detail in the Conservation Management Plan Gazetteer. The Gazetteer code numbers for each landscape area are given at the start of each paragraph below.

a. **L03 – Landscape around the Lovell Telescope:** The field which once surrounded the Lovell Telescope has now been landscaped and provides public access via a circular tarmac path. Interpretation panels, interactive exhibitions and picnic tables are located across the area. The Control Building and its access path to the Lovell Telescope as well as the area immediately surrounding the base of the Lovell Telescope are fenced off and public access prohibited. Besides hard landscaping, the area comprises grassland with scattered specimen trees.

b. **L05 – The Green:** The Green is an open area of grassland around which circles a tarmac access road, alongside which stand the Observatory buildings created circa 1955, when the permanence of the Observatory was first established. It is the location of many of the attributes of the OUV of the site (e.g. the Mark II Telescope, the site of the Transit Telescope and other instrument sites and remnants, see below) and carries significant OUV in itself.

c. **L07 – Former Botany Grounds:** This area is the location of the Botany Huts, which are a key attribute of the OUV of the property, as the initial arrival point of Bernard Lovell at the site. Work on the emergence of radio astronomy transferred to the Green area quite soon after Lovell's arrival. The majority of this area comprises rough grassland; a recently constructed car park and staff community allotment; and plantations of poplar, ash, and alder with no real shrub layer. The southern access road to the property crosses this area south to north, and the open grassland area is crossed by a track joining the main driveway to the botany department structures in the west.



Image: Anthony Holloway

Jodrell Bank viewed from The Roaches in the Peak District, with the Cathedrals of Liverpool visible on the horizon.

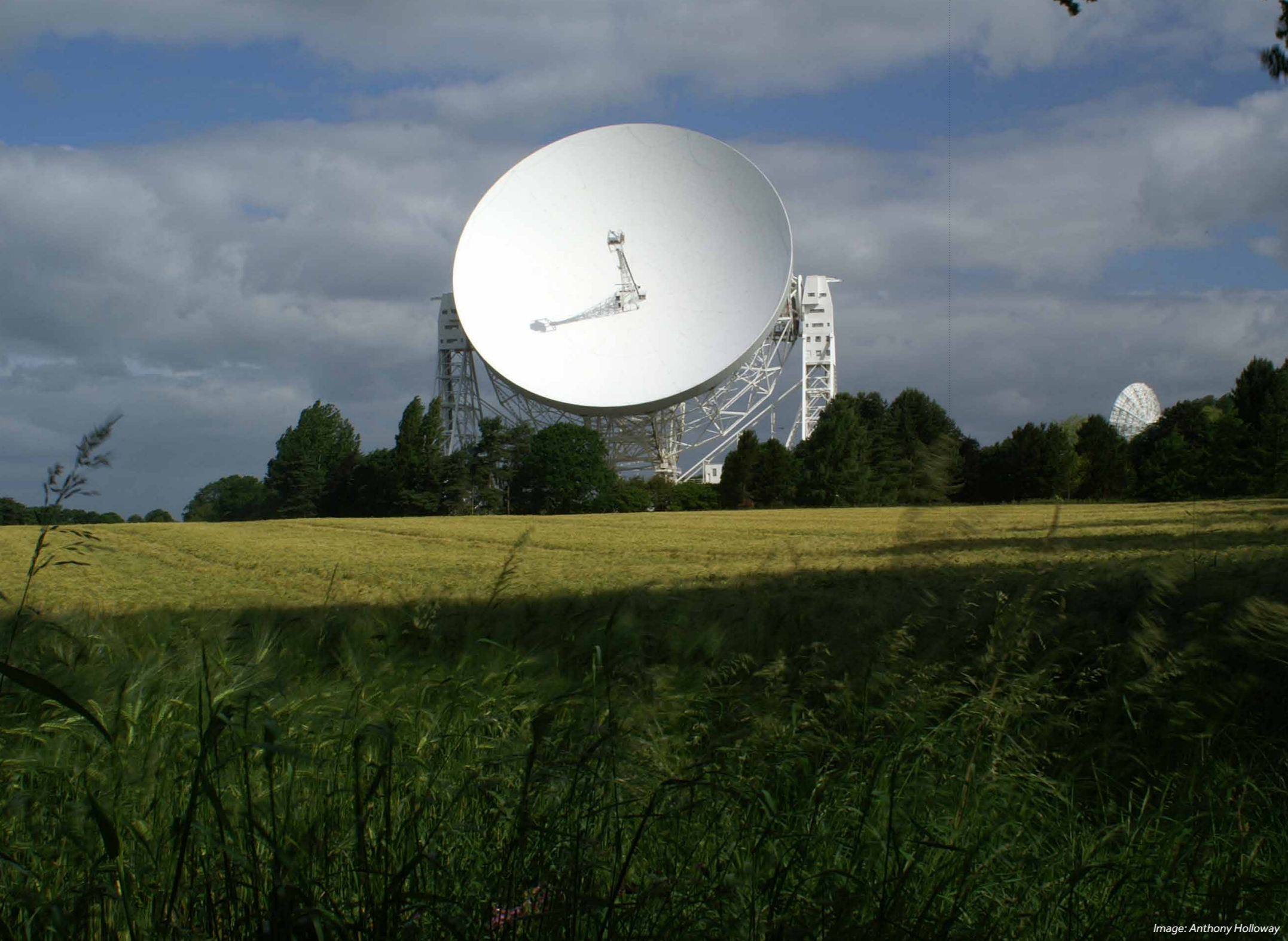


Image: Anthony Holloway

The Lovell Telescope

The most prominent feature of the Observatory is the Lovell Telescope, the largest fully steerable radio telescope in the world on completion in 1957, and which still operates as the third largest on Earth. The Telescope, which is a Grade I listed structure, stands 89m high (around the same height as the Big Ben clock tower in Westminster), dominating the Cheshire plains.

Active in both the dawn of the Space Race and the Cold War, the Lovell Telescope now constitutes a huge, internationally-recognised, public landmark within an area that stretches west from the Pennines out to the Welsh border and is visible for many miles.

However, despite the fact that it is the most publicly recognisable part of the Jodrell Bank site, it effectively represents the culmination of the work

that went before it and there are many other elements of the site that are highly important in terms of its heritage.

Parallels can be drawn between Jodrell Bank and Stonehenge in this – both have iconic structures that are generally held to signify the complex as a whole, but both also have a wealth of other elements that are part of the OUV of the property.

The Telescope was conceived by Sir Bernard Lovell, founder of the Jodrell Bank Observatory, and designed by engineer Charles Husband. It is made of steel and is largely painted white, with some sections painted grey. The main reflector dish is a colossal 76 metres in diameter and is paraboloidal in shape. It sits nested within the dish that was installed at the time of construction.

This original bowl of welded sheet steel is still extant in form, although in the process of being replaced, with the guidance of Historic England. The support structure for the later bowl is carried through the earlier bowl to link with the original steel frame.

The dish arrangement is mounted on bearings that were recycled from the gun turrets of two battleships, HMS Royal Sovereign and HMS Revenge. The bearings sit at the top of two triangular steel lattice towers (known as Red and Green Towers) that rest on wheel bogeys running on two concentric tracks of double rails. The head of each tower is enclosed to form a multi-level equipment space containing bearings, racks and drive motors. The towers are accessed by lifts within each tower.

The outer diameter of the rail track is 107m. The track allows the Telescope to rotate in azimuth (horizontally) so that it can point in any direction. The azimuth drive is powered by 50 horse-power electric motors at the foot of each tower.

The bearings allow it to move in elevation (vertically) so that it can be tilted to point at any angle above the horizon, driven by electric motors at the top of the towers. These two movements, in azimuth and elevation, allow it to observe any point in the sky above it.

The dish surface is accessed via lifts in the towers that support the bearings and walkways that run between the towers at high level.

At the centre of the dish a lattice tower supports the radio receiver, which is housed in a cryogenic container in the focus box and reached via a cage lift.

One of the walkways also accesses the original 'swinging lab', a pivoted room beneath the centre of the bowl (currently removed to ground level for maintenance and to allow access to work on the original reflecting surface).

The lifts in the towers have been replaced, but retain their original control buttons. The equipment room at the base of the Telescope retains much original 'Brush' electrical power equipment, and analogue control and monitoring equipment, as well as modern replacements for many of these items. A substantial amount of modern data cabling is also present. The emergency generator house contains a modern diesel generator.

Below the centre of the Telescope is the cable turning chamber. This in turn is connected to the tunnel that links the Telescope and Control Building. The annular chamber has smooth concrete walls and contains modern data and control cabling. Central in the room is the tall metal drum containing the cable-turner, which allows the cables entering the telescope to rotate with it through 420 degrees.

At the southeast, it gives access to the tunnel to the Control Building, along which the cabling runs in wall trays. The tunnel has plain shuttered concrete walls. It is included (up to the point where it joins the Control Building) in the Grade I listing of the Telescope. The curtilage of the Telescope is generally interpreted to encompass its compound (to the east) and up to the line of the Control Building east wall (to the Telescope's west).



Image: Anthony Holloway

The Mark II Telescope

The 'Green' area at the heart of the property is dominated by the Mark II Telescope, which is located to the southeast corner of the area. It is third largest radio telescope in the UK and is characterised by the distinctive concrete mount for the telescope dish, which itself has an elegant elliptical shape. It was Grade I listed in 2017.

The telescope was designed by Husband and Co (the designers of the Lovell Telescope) in 1960 and construction, by Arrol Engineering, took place between 1962 and 1964.

A variant of the Mark II design was also used for the Goonhilly 1 telescope built to receive the first TV signals relayed by the Telstar satellite across the Atlantic.

The parabolic reflecting surface of the Mark II Telescope had an elliptical outline to increase the collecting area over a circular aperture (it was a pilot for a much larger telescope which was never constructed). It was the first telescope of any type in the world to be controlled by a digital computer, the Ferranti Argus 104. This was one of the

very first computers designed for real time control and built using germanium transistor logic and a ferrite core store.

The Telescope has a building at its base that houses the mount and engine room, a first-floor central room and bracket. All of these are made of pre-stressed concrete.

The reflector bowl has a lattice-work steel frame, supported on the concrete bracket with concrete counter-weights to the rear. The elliptical, paraboloidal bowl is constructed of welded steel sheet with a major axis of 125ft (38.1m) and minor axis of 83ft 4in (25.4m). Overlaying this is the 1987, circular surface of aluminium panels. The aerial with a focal length of 40ft (12m) is supported by four lattice-work legs standing out from the edge of the bowl structure; the lower, right leg incorporates a narrow flight of steps to access the aerial focal point with a hanging flight of steps to allow access from the roof of the engine house.

The ground-floor engine room contains the original gearbox, with an updated drive system, on a deep concrete engine bed. This powers a vertical driveshaft, original gear

chain and cogs which move rollers to control the horizontal position of the alt-azimuth mount in the circular base building. On the east side of the gearbox are the two original motors of the control system for the telescope, now replaced by control cabinets along the south west side of the room. The circular base building contains the alt-azimuth mount, which sits on 54 steel rollers in a 12.8m (42ft) diameter on a concrete foundation block.

There is a narrow walkway around the outside. The first-floor central room contains a central, full-height, circular cabinet of riveted steel panels known as a 'twister' through which the telescope wires are threaded to prevent their tangling. The room also has a small 500kg travelling crane above a trap door in the floor through which the alt-azimuth mount can be reached. The small engine room on the northeast side contains a motor and gearbox, which drives a vertical driveshaft which controls the vertical position of the telescope.

The Control Building

The Control Building, built originally for the Lovell Telescope, was completed in 1955. It was subsequently extended in 1961, and again in the 1970s. It is constructed primarily of brown brick in Flemish Bond, window surrounds of concrete and metal casement windows. In plan, it has a linear rectangular shape, roughly aligned north-south. There is a central two-storey block with single-storey wings and some rooftop extensions to the south wing, and ground-floor extensions to the north. The Building stands south east of the Lovell Telescope, to which it is linked, at basement level, by a tunnel (which itself forms part of the Grade I listed Lovell Telescope structure). The Control Building was Grade II listed in 2017.

On approach, its central external feature is the main entrance (which is in the east wall at the centre of the two-storey block), reached by two steps and a modern access ramp with handrails.

The two full-glazed timber entrance doors are set in a glass-block surround and over-sailed by a concrete canopy, all highly characteristic of the period.

The entrance doors lead to the lobby, which is designed as an approach to the most important space in the building, the Control Room. Steps lead to this along the rear wall from left and right to a small central landing, with recessed doorways leading to the left and right, hidden by wing walls. The rear wall of the landing is glazed, with windows leaning away at the top, which afford a view into the control room. This wall, which was the original control room doorway, is removable, so that the original entrance route can be used either for reception of important visitors, or for practical reasons (e.g. during events including television broadcasts).



Image: Howard Barlow

The steps' inner face is gently concave, and against this, between the columns, is a bespoke curved oak bench whose back follows the profile of the steps with their outward-leaning risers. The metal balustrade with oak handrail carries a plaque recording the construction of the Lovell telescope, and listing the contractors.

From the lobby, stairs also lead to the first floor. The first-floor gallery retains original windows overlooking the control room, although now boarded over.

To the right is a single-storey block with a continuous glazed strip of ten windows. This area houses a mix of offices and laboratory space. To the left of the entrance the ground floor is similar but with only a five-window strip. Both wings were extended towards the front soon after construction to provide additional office space.

Further left, a short section of the original E wall is largely obscured by the concrete podium building of the 42-Foot telescope, and above the original brick wall is a single-storey glazed timber rooftop extension. Again, this area of the building houses a mix of laboratory space and offices, including the Director's office created for Sir Bernard Lovell, which retains its door, parquet flooring and waffle-iron radiators.

The west elevation of the building is dominated by a glazed wall of four vertical lights, which are the windows in the Control Room facing the Lovell Telescope. These provide the Telescope Controller with a full view of the Lovell telescope. The Control Room

is dominated by the central U-shaped Control Desk, the structure of which is largely original, with updated internal equipment and control panels.

Below the western wall of the Control Room there is a semi-basement extension that surrounds it, in red engineering brick in stretcher bond. A doorway with open concrete porch is offset slightly to the right, aligned over the tunnel from the telescope and with the south side of the control room.

To the left of this extension is a small timber entrance extension, which is used by Jodrell Bank engineers to move between the Telescope and the Control Room.

The north wall of the original Control Building is obscured by the extension built in the late 1960s, which houses a mix of offices, a library, a lecture room and some general meeting spaces. This structure was excluded from the Grade II listing of the Control Building in 2017.

To the west of that extension is the concrete mounting pad for the helical antenna. This is a concrete bed 4m square, with mounting bolts in each corner, set within the grassed lawn.

Generally, in the control building alterations to the original rooms have largely been to the function and contents rather than to their essential character and finishes, although some room entrances have been adjusted, and the installation of the processing computer (the e-MERLINcorrelator) and its cooling did require some physical works.

The Green and associated Observatory Buildings

The Green is the area at the heart of the property that forms its historic core. This is the area in which Sir Bernard Lovell and his team built up and expanded the Jodrell Bank Experimental Station (today known as the Jodrell Bank Observatory). It continues to perform its intended function, which is to provide an open space upon which to set and carry out scientific experiments. A wide range of experiments were set up there which are vital in the history of Jodrell Bank and its role in the development of radio astronomy.

It comprises mainly a square open area which is predominantly grassland. In the southern part of this there is a small area of developing trees and scrub, including birch, willow and ash. The grassland is separated by an encircling tarmac road to the west of the Mark II Telescope and east of the Moon and Radiant Huts. This road provides access all around the Green. There are mixed native hedges along the western and northern boundaries with mature pedunculate oaks. Buildings in the northeast of the Zone are adjoined by grassland, scrub and trees.

Between the outer edge of the road and the boundary of the property are spaced a group of research and engineering buildings, which largely date back to the early days of the Observatory.

The centre area and the land between buildings is still used, as it has been since the inception of the site, for temporary scientific experiments. The open arrangement of this area is a key attribute of the property.

The important buildings in this area are described below.

The Park Royal Building



Park Royal is a single-storey hut that has been used variously as a control room, to house scientific apparatus, laboratories and research offices. It is currently used as a general store, with some unused areas.

It was built in 1949 of pre-cast concrete construction system with concrete portal frames and walls of large, concrete blocks. The doors and vertical, rectangular windows have pre-cast concrete frames and the majority of windows are multi-paned with galvanised metal frames. A small extension was added in 1963-64. The building was re-roofed in 2016.

The building's name derives from a military trailer which Bernard Lovell acquired in 1946, described as 'a large cabin packed with electronic equipment built onto a prime mover which was commonly known in the service as a Park Royal'. The name originated from Park Royal Vehicles Ltd who were the London coach-builders who built the vehicles. When moving the Park Royal trailer from the original Botany Grounds to the north end of the site (then bounded by the north side of the 'Green' area), it became stuck in the mud. It then remained there, determining the siting of several aerials and then the first purpose-built, permanent buildings. The Park Royal building was constructed specifically to house the apparatus from the

trailer and the name transferred to the building along with the equipment.

Originally it was used as the control room for the Transit Telescope which was used to detect radio waves from the Andromeda Galaxy, the first known extragalactic radio source, and the remnant of Tycho's supernova. When the Mark II telescope was built in 1962-64 the Park Royal Building was extended with a small, projecting control room added on the south-east side looking towards the telescope, built in 1963-64. The Mark II was the first telescope in the world to be controlled by a computer and it is believed that this computer was housed in the Park Royal Building.

In 2017, it was awarded Grade II listed status for the following reasons:

- Historic interest: as one of the earliest, purpose-built auxiliary buildings at the Observatory built as the control building for the 218ft Transit Telescope, then adapted for use as the control building for its replacement, the Mark II Telescope, the first telescope in the world to be controlled by computer;
- Development of the site: the control building replaced a temporary military vehicle housing equipment and as such demonstrates the more permanent establishment of the Observatory with financial investment in the site infrastructure;
- Group value: the Park Royal Building has a strong functional link with the Mark II Telescope for which it was the control building, and visually with similar huts around 'The Green' built to support the scientific research Lovell and his team were undertaking into the new discipline of radio astronomy.

Cosmic Noise Hut (Link Hut)



The Cosmic Noise Hut stands at the north-west corner of the Green and is attached by the Development Lab to the 21-foot telescope control room in the Polarisation Hut to its east.

The hut was originally built in 1949, using a standard construction system, as a control and receiving room for the adjacent 30-Foot telescope (a paraboloidal mesh radio-telescope that was sited to the west of the hut). This telescope was designed to investigate 'cosmic noise', ie the background extra-terrestrial radio signals that had been first discovered by Karl Jansky in 1932 and was the first paraboloidal telescope at Jodrell Bank (and for a few years, the largest fully-steerable telescope in the world). Only its concrete mounting pad now remains.

The hut was extended in 1953 with a darkroom to house a spectroheliograph.

In common with many of the other original buildings at the property, it is constructed of a pre-cast concrete frame, with concrete block walls, metal-framed windows and felt roof.

It was used in the 1950s by Robert Hanbury Brown for the experiments that led to the discovery of the Hanbury Brown and Twiss effect in quantum optics.

In plan, it is a single-storey, L-plan building with the front facing south, and with the concrete pad for the 30ft

telescope to the west. The extension is set back at the right, with a large central window and a lower flat roof. The timber Development Lab projects forwards at the right. The eastern wall of the extension is obscured by the attached Development Lab.

Inside the building, the floor is of herringbone parquet throughout, with linear edgings indicating the original location of partitions. Within the extension, two concrete pads within the parquet floor relate to the optics experiments, including the first experiments in optical intensity interferometry, which took place here.

In 2017, this building was awarded Grade II listing status, because of its importance as the site of the first experiments in optical interferometry, its degree of survival and its 'group value' as an example of the first phase of permanent building in the early history of the property.



Electrical Workshop

The Electrical Workshop, was built circa 1949, along with the other buildings around the Green. It stands along the east edge of the Green and is connected to the Mechanical Workshop (see below) by the Cryogenics Workshop.

The building is single storey and made predominantly of concrete, with a pre-cast concrete frame and concrete block walls, in the same vein as the other buildings that stand around the Green. Like them, it has metal window

frames set in concrete surrounds.

The construction of this set of new buildings marked the advent of the permanent radio observatory at Jodrell Bank and are the earliest surviving structures built specifically for this.

The Electrical Workshop was originally used as the Main Office for the observatory, and housed the Library, Lecture Room and Sir Bernard Lovell's office (until the Control Building was completed in 1955). It was from this office that Lovell planned and directed the construction of the Lovell Telescope. The building also housed a number of examples of the interchange of ideas – for example, in 1953, over 40 radio astronomers from around the world gathered in the Lecture Room for one of the earliest meetings to discuss the emergence of this new science.

Once the hub of the Observatory transferred to the Control Building around 1955, the building was re-purposed as a workshop and in the 1970s the northeast corner was modified by the addition of the Cryogenics workshop, which now links the Electrical Workshop to the Mechanical Workshop.

In 2017, the building was awarded Grade II listed status, in recognition of its role in the emergence of radio astronomy.

Building 'ensemble' around the Green

The Cosmic Noise Hut and Electrical Workshop are part of an ensemble of buildings around the Green, the construction of which marked the establishment of permanent radio astronomy research body at the property.

Other buildings of the same type in this area include:

- **The Mechanical Workshop:** Stands at the northern end of the east side of the Green and is connected to the Electrical Workshop by the more recent extension known as the Cryogenics Workshop. It has retained its original use since it was built, in 1949. It has been extended to the east and was connected to the Electrical Workshop in the 1970s by the construction of the Cryogenics Workshop.
- **Polarisation Hut:** Located at the eastern end of the north side of the Green, this building is now connected to the Cosmic Noise Hut by the Development Lab. It housed various research offices including those of Roger Jennison and Mrinal Dasgupta who pioneered early experiments in long-baseline interferometry. It is now the control room for the 21-foot telescope (sometimes called the 7m telescope') used in undergraduate experiments.
- **Radiant Hut:** This building is located at the northern end of the west side of the Green. It is of the same construction as the other group of buildings and has a long-standing timber extension at its rear. It originally housed instruments that measured the outputs from arrays of Yagi aerials situated either side of the building used in radar studies of meteors (hence the name Radiant, after the point on the sky from which a meteor shower appears to radiate). It is currently used as an archive store.



- **Moon Hut:** Standing at the southern end of the west side of the green, this building, which is of the same type as the others around the Green, was also constructed in 1949. It originally housed researchers working on radar examinations of the lunar surface.

The Powerhouse

The Powerhouse is at the southeast corner of the Green, adjacent to the Mark II Telescope. Originally built in 1948 to house two 105kW generators, it was the first permanent building of the Observatory. It was extended in 1953 to house an additional 240kW generator to satisfy requirements for the Lovell Telescope then under construction. This generator is still in situ.

It is constructed of cream brick, with concrete window and door-sills and lintels. It has metal window frames and a flat roof.

The building still operates as the Powerhouse for the Observatory. Internally, it consists of a main central space that houses the generators and switchgear. It has two full-width mezzanine floors at either end (East and West). Below the East mezzanine there is a workshop.

To the east there is an area that is used for vehicle maintenance.

Telescope workshop and Dormitory Block

These buildings are located along the southern access road, just south of the Powerhouse.

They were constructed at the same time in the early to mid 1950s, using a concrete portal framework with walls of pre-cast concrete blocks. They have metal window frames, set in concrete window surrounds. Both buildings had new entrance foyers and the Telescope Workshop has a canopy, which were all added in the late 1950s.

The Telescope workshop, which is the northernmost of the two buildings, includes a large abstract mural in its entrance foyer, which is believed to date from 1966. The building was originally constructed in the early to mid 1950s as a staff canteen for the whole site community. The Lounge area at the southern end of the building was the social hub of the site where people would play cards, or hold parties. It was re-purposed as a workshop in around 1970 following construction of a café in the recently constructed visitors centre to the north of the site (now replaced by the Discovery Centre).

Just to the south of the Telescope Workshop lies the Dormitory Block. It was originally designed as an accommodation block (in keeping with many Observatories worldwide) for scientists who were working overnight on site. It retained this use until the early-mid 2000s and is now used for storage.

The two buildings were sited on what was, for many years, the main entrance road to the site, and is now used as the main staff entrance.

The site of the Transit Telescope

In the southeast corner of the Green area lies the area that was once the site of the Transit Telescope, completed in 1947 and used until the early 1960s. This is now no longer present above ground, and the site itself has been built over, in part, in subsequent years. The Mark II Telescope stands at one corner of its former location, but the landscape still indicates clearly where the Transit Telescope once stood.

Geophysical scanning of the area has indicated that archaeological traces of the Telescope and its supporting structures remain underground.

Some elements of the Transit Telescope (including steel support poles and concrete anchor blocks) are also retained here and elsewhere on site.

A full archaeological examination of the area is planned in the near future.

Sites and remnants of other early scientific instruments

In addition to the Telescopes that are currently in use for research and teaching (Lovell, Mark II, 21-ft and 42-ft), there are traces and remnants of a number of early scientific instruments in addition to the Transit Telescope.

The Searchlight Telescope

Standing in the Green, just south of its centre, are the remains of the Searchlight Telescope, an aerial created from the base of a Second World War trailer-mounted searchlight in 1946. These are the earliest remnants of a scientific instrument on the property.

The searchlight base wheels have been removed and the chassis immobilised by a framework of scaffolding poles set into a concrete pad. The mount is now rusted and unlikely to revolve at present (although conservation work may free this up in future). The aerial structures are no longer present.

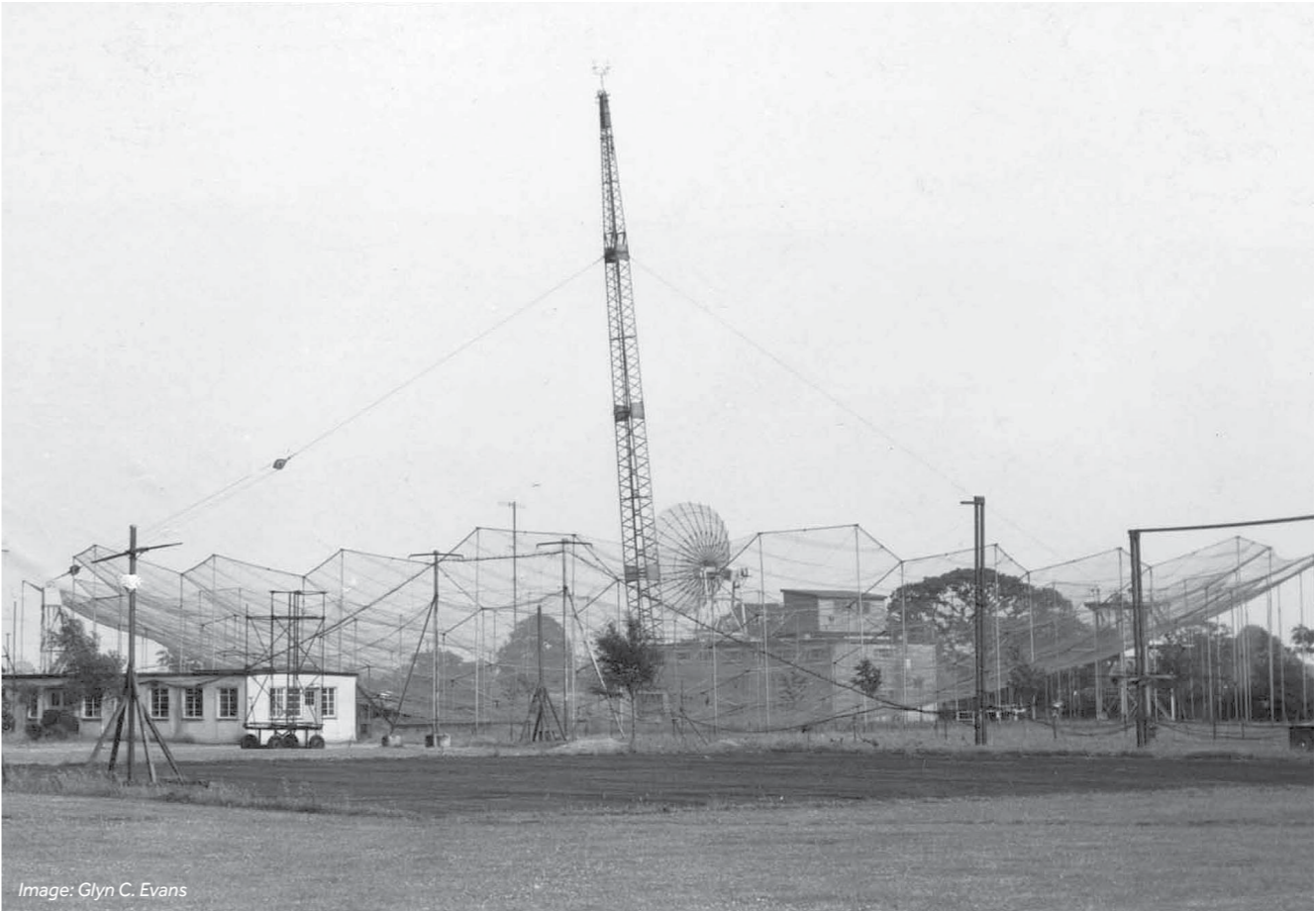


Image: Glyn C. Evans

Two large girders and associated bolted L-shaped girders resting on timbers across the top of the mount do not form part of the original structure.

Around the pad there is an area of partly-obscured hard standing that corresponds to the area used as the turning circle of the telescope when it was in operation

To either side of this area (east and west) run concrete channels that originally housed cabling. These run towards Park Royal and Moon Hut respectively.

The Searchlight Aerial was originally created by John Clegg, who was an expert on radar aerials, in order to observe meteors with more accuracy. The searchlight mount was originally a loan from the army and was placed at its current position near to the (then) location of the Park Royal trailer (see section above). It was subsequently used for several other pieces of research and was used as the backdrop for group photos, including the formal photograph that celebrated the appointment of Bernard Lovell as the world's first Professor of Radio Astronomy in 1951.

In 2017, the structure was Grade II listed, and archaeological and conservation work is planned in the near future.

Helical Antenna Base

This concrete footing lies outside the northern end of the Control Building. It is approximately 4m x 4m in size and stands in the lawn in that area. It was originally constructed as the base of a distinctive helical antenna deployed at Jodrell Bank by the United States' Space Technology Laboratories team in circa 1959 for their spacecraft tracking programme.

30ft Telescope Base

Standing immediately to the west of the Cosmic Noise Hut, this concrete pad is around 4m x 4m in size and is flush with the tarmac that now surrounds it. Originally constructed in circa 1949, it was the footing of the steerable 30ft Telescope that was one of the inspirations for the Lovell Telescope. It contains a circle of mounting bolts (just over 1m in diameter), slightly west of its centre, that indicates the location of the original telescope fixings.

Meteor Radar Ground Plane

In approximately the centre of the Green, this consists primarily of a tarmacadam surface 27m x 27m in size. Its southern edge is delineated by a concrete cable duct, sitting flush with the ground, that runs along the line of a former field boundary (this can be identified clearly by a change in ground level). This was used in tandem with a radar transmitter working at 60 MHz and two receiving aerials at its south edge, in experiments to measure the heights of meteors. When in use this reflecting plane was covered in wire mesh. The surface is still used as an area for experimental apparatus.

Total Rates Antenna Base

This concrete plinth stands approximately 30m south of the remains of the Searchlight Telescope, is around 2m x 2m in cross section and stands around quarter of a metre above ground level. It has 4 mounting bolts at each corner. This was originally the base block for the 'Total Rates' antenna.

The Botany Huts

The Botany Huts stand close to the very south perimeter of the Property. They were built for use by University of Manchester Botanists who, from 1939 (i.e. prior to the arrival of Bernard Lovell in December 1945), used the site as a testing ground.

The buildings are built of timber and are both single-storey. They are unremarkable in themselves, but significant in that they were the first structures used by the scientists who were instrumental in creating the field of radio astronomy.

Both structures, which are set at a slight angle to each other, have one large room plus some smaller rooms. There is some overgrowth by vegetation.

Following the arrival of Lovell at Jodrell Bank in 1945, the two huts became exclusively used by Lovell's team as their base; Lovell says that originally one of the huts had a coke stove where the team thawed out, brewed tea and ate their packed lunches. The botany huts continued to be used for around ten years with former staff recalling that one hut was used for research and storage with a canteen and the other was used as a dormitory. Eventually they were replaced by a purpose-built canteen building (now the telescope workshop) and companion dormitory building constructed in the mid-1950s. Their ownership then returned to the Botany Department, which used them until, it is believed, the early 1990s. Both huts are presently disused.



Image: The University of Manchester

2.3 Gazetteer of Elements of the property

The Conservation Management Plan for the property contains a complete gazetteer of all its elements.

Table 1 lists key elements of the property which contribute to the attributes as described above, together with their Gazetteer codes. Their positions are noted in the map shown in Figure 2.4.

Table 1: Key elements of the property

Brief description	CMP Code	Type	Condition	Protection	Note
The Lovell Telescope: Radio telescope, standing 89m high, with dish of diameter 76m. First very large radio telescope in the world.	B07	Structure	Good	Grade I listed	Still in use as a radio telescope
The Control Building: Principal building in the property, completed in 1955 and housing the Control Room for the Lovell Telescope.	B05	Building	Good	Grade II listed	Later (unlisted) extensions in poorer condition
Helical Antenna base: Concrete pad, approx. 4m x 4m, which was originally the base of the Helical Antenna installed by the US Space Technology Laboratories team in around 1959.	A01	Archaeology	Good		
The Green: Landscape at the heart of the property	L05	Landscape	Good-moderate		
30ft Telescope base: Concrete pad, approx. 4m x 4m, originally the footing of the steerable 30ft Telescope that was part of the inspiration for the Lovell Telescope.	A02	Archaeology	Good		
Cosmic Noise Hut: Concrete building now known as the Link Hut, originally the control room for the 30ft Telescope, later altered to accommodate solar and optics experiments.	B11	Building	Mixed	Grade II listed	
Polarisation Hut: Another typical hut in the style of the ensemble around the Green. Originally used as the base for early experiments in long-baseline interferometry.	B13	Building	Good		
Mechanical Workshop	B17	Building	Moderate		
Electrical Workshop: Original site of the Main Office for the Observatory, including Lovell's office, lecture room and library.	B19	Building	Good	Grade II listed	
Radiant Hut: originally home to the meteor research group	B26	Building	Moderate		
Moon Hut: original home to the lunar and planetary radar group	B25	Building	Moderate		
Park Royal: Original control building for the Transit Telescope, subsequently used as the control room for the Mark II Telescope	B20	Building	Good	Grade II listed	
Powerhouse: location for electrical generators	B23	Building	Moderate		Still in use for original purpose
Mark II Telescope: Completed 1964, it was the first large telescope in the world to be controlled by digital computer.	B21	Structure	Good	Grade I listed	Still in use as a radio telescope
Remains of searchlight aerial: only the base remains	A05	Archaeology	Good	Grade II listed	
Remains of 218ft Transit Telescope: first very large paraboloidal telescope at the site, inspiration for Lovell Telescope	A13	Archaeology	Good		

2.4 Pre-existing Management Framework

The property is fortunate in that it already has a well-established management framework, which has been in existence since its inception.

That said, the management has, to date, prioritised its world-leading science and engineering research, rather than focussing on its heritage. Alongside the management of research activities, visitor management has also been developed in a way that is sympathetic to both scientific operations and heritage. Management of the heritage of the property has, to date, been more informal.

The nomination process has, for the first time, initiated the development and implementation of management practices that bring the three important elements of science, visitors and heritage together. In doing so, the wide group of site stakeholders (both site users and others) has been involved in the process.

This section sets out the pre-existing management framework and external stakeholder relationships at the point of nomination. The management framework, post-nomination, is described in section 6.

2.4.1 Site Users

The Jodrell Bank site is used by three distinct groups:

1. The Jodrell Bank Centre for Astrophysics (JBCA) – a Division of the University of Manchester’s School of Physics and Astronomy comprising research activities at Jodrell Bank Observatory and in the Alan Turing Building on the main University campus in Manchester;
2. The Jodrell Bank Discovery Centre (JBDC) – one of the University of Manchester’s Cultural Institutions and responsible for visitors to the site;
3. The Square Kilometre Array Organisation (SKAO) – an international research organisation, collaborating with the Jodrell Bank Centre for Astrophysics and many other similar institutions worldwide and leasing land at Jodrell Bank from the University on which their international headquarters is sited (see, for example, Figure 2.5). The SKAO is due to become an Inter- Governmental Organisation, by International Treaty, in 2018/19.

Of these three groups, only the first two are located on the nominated property, as the SKAO area sits outside its boundary in the Buffer Zone, although its building is accessed through the property. The three groups therefore coexist on the wider University of Manchester-owned Jodrell Bank site, and use facilities and areas in the nominated property on a daily basis.

2.4.2 Management

The current management structure is represented in Figure 2.7 and described below.

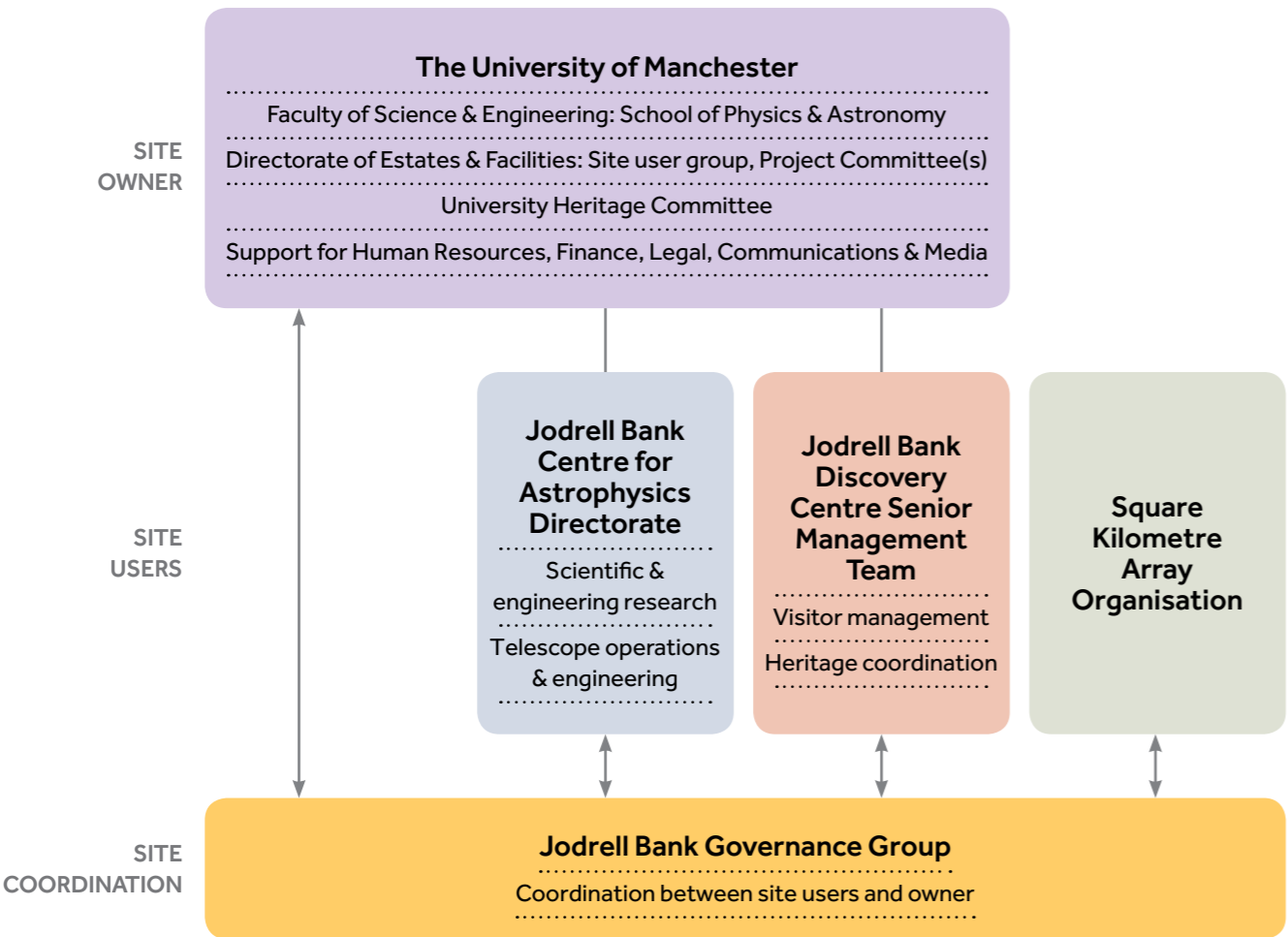
Site Coordination Level

Coordination of activities on the Jodrell Bank property is currently undertaken by a University committee, the Jodrell Bank Site Governance Group, which includes all key internal stakeholders including representatives of the three main site user groups. The Group meets 2-3 times per year and takes a strategic overview of work, events and developments at the Jodrell Bank site with particular focus on where interests of the three user groups overlap. This has, to date, also included discussion of the World Heritage Site process.

Operational Level

In addition to the coordination exercised by the Governance Group, each of the three site user groups has its own well-developed and independent management and operational structures. There are however cross-links between each team and also links from various points to external stakeholders. These management structures are concerned primarily with their function at Jodrell Bank (e.g. scientific research and development, telescope engineering and operations, public engagement etc). Roles managing the heritage of Jodrell Bank are integrated into the day-to-day work of the Observatory element of JBCA and the JBDC, supported by other management groups within the University of Manchester. This ensures that responsibility is taken for the protection and enhancement of the heritage aspects of the site, including the due care of archaeological remains.

Figure 2.7: Current management structure at Jodrell Bank site



These local management structures are:

The Observatory: Managing Science and Engineering

- The Jodrell Bank Centre for Astrophysics Directorate has oversight of the research and engineering functions of Observatory and the wider research division, including the e-MERLIN National Facility and the relationship with the SKA Organisation.
- The JBCA Engineering team is responsible for maintenance and conservation of the Telescopes both at Jodrell Bank and elsewhere in the UK's e-MERLIN network.
- The day-to-day management of the Observatory Estate and buildings is undertaken by the Observatory team working alongside the University's Directorate of Estates and Facilities. These areas include all the major heritage Attributes of the site.
- One of the JBCA Associate Directors is tasked with managing the heritage of the Observatory.
- Academic and Engineering staff also collaborate with the Discovery Centre to deliver Education and public engagement ('presentation') activities.

The Jodrell Bank Discovery Centre: Managing Visitors, oversight of Heritage

- The Discovery Centre team coordinates the World Heritage Site process.
- It has responsibility for management of Estate and Buildings open to the public

- It provides visitor services and support
- The property's Education, Exhibition and Events teams are part of the Discovery Centre
- It takes a lead on managing the gardens, sustainability, green policies and biodiversity on behalf of the University and has a gardens team that focus on this.
- The Heritage Officer for the property is part of the Discovery Centre team.

University support structures

- The University of Manchester Heritage Committee (Chaired by the University's Deputy President and Deputy Vice Chancellor), has representation from all relevant University areas, including Jodrell Bank. The University's Historian and Heritage Manager is also supporting the process of Nomination to UNESCO and will be part of the Steering Committee
- The University Estates site 'User Group' coordinates ongoing Estates matters at the site for all stakeholders.
- Any major capital projects are overseen by a Project Committee established by the University Directorate of Estates and Facilities with senior representation from the site users.
- The University's Sustainability and Green Travel Plan Group provide support on sustainability.
- The University also provides functional support from its Professional Support Services (PSS) team, including the Finance Division; Legal team; HR team; Communications team etc.

2.4.3 University Planning Cycle

In addition to the requirements of the process of maintenance engineering, planning of activities and developments at Jodrell Bank Centre for Astrophysics and the Jodrell Bank Discovery Centre is managed through the University's planning cycle, which combines elements of yearly, 5-yearly and long-term planning. The cycle includes teaching, research and public engagement commitments as a matter of course, and sets out the framework for resourcing all the various activities that take place. Overlaid on this are the planning cycles of other key stakeholders, such as Government research councils (particularly STFC – the Science and Technology Facilities Council which is a major funder of research and observatory operations) and external bodies such as the European VLBI network with which telescope observations are regularly coordinated.

This process sits alongside management of the heritage and the attributes that carry the Outstanding Universal Value of the property, which are described later in this Management Plan.

2.4.4 External Stakeholders

The property has a number of external stakeholders. These include local and national communities; the wider scientific community and associated governing bodies and funders; the planning authority and Heritage bodies. The SKAO can also be seen as an external stakeholder. However, it is a special case as it is located adjacent to the property and access to its site is via the property, hence it is dealt with above as a site user.

The main external stakeholders are:

- **Local communities:** These are, in general, represented by local Parish Councils. In the case of Jodrell Bank, the main Parish Councils are those for Lower Withington and Goostrey.
- **Retired and former staff & students:** There is a significant community of people who have worked and/or studied at Jodrell Bank and who have relevant heritage knowledge and experience.

- **National and regional communities of interest:** These include amateur astronomers, history of science and engineering groups etc. The main group linked to Jodrell Bank in this category is the Macclesfield Astronomical Society, which has a strong relationship with the site. Group members participate in astronomy and heritage events at the Jodrell Bank Discovery Centre.
- **The international astronomy research community,** including national/international users of the telescopes operated by Jodrell Bank, the European VLBI Network (EVN), the Large European Array for Pulsars (LEAP) etc. JBCA astronomers are leading members of this community and are in daily contact with others across these networks.
- **UK Science and Engineering Research Councils** (especially the Science and Technology Facilities Council, STFC): JBCA staff are involved in work with the Research Councils at all levels and JBDC staff sit on STFC public engagement panels.

- **Cheshire East Council:** Interactions range from high level strategic links concerned with the benefit to Cheshire of the world leading heritage, research and profile of Jodrell Bank, to more practical links concerned with particular issues (especially planning and conservation).
- **Cheshire West Council:** Interactions are linked mainly to planning issues.
- **Historic England:** Jodrell Bank and University staff have strong working relationships with Historic England at many levels, particularly relating to listed status of various structures and buildings.
- **The Royal Astronomical Society (RAS):** As the professional body for UK astronomy, the Observatory and Discovery Centre have relationships at several levels of the RAS, including its Heritage Committee.

- **The International Astronomical Union (IAU) and the IAU/ICOMOS Working Group on Astronomy and World Heritage:** Jodrell Bank has already begun dialogue with the Working Group on Astronomy. A 'Case Study' on Jodrell Bank is under preparation for inclusion on the ICOMOS/IAU website on Astronomy and Heritage.
- **Marketing Cheshire:** The Discovery Centre has a strong working relationship with this agency, which is responsible for strategic support and promotion of tourism in Cheshire and for facilitating wider benefits from the visitor economy.

- **Marketing Manchester:** The Discovery Centre also has a strong working relationship with this agency, which is responsible for strategic support and promotion of tourism in Greater Manchester, a significant catchment area for visitors but also the location of the main campus of the University of Manchester.
- Consultation about the Jodrell Bank application for World Heritage Site status has taken place with representatives of all stakeholders and dialogue takes place with them on a regular basis.

As described later in this Management Plan, representatives of appropriate groups from the above list are included in the World Heritage Site Committee.

In addition to the groups above, the general public are also key stakeholders of the site. Consultation with them, including general visitors and groups (conservation organisations, bee keepers etc) has taken place over the last 3 to 5 years, while the process of preparing the nomination dossier has been underway. Formal consultation and involvement of these groups will take place at regular intervals in future (see the Action Plan later in this document).



Image: Howard Barlow

3 Significance and Protection

Image: Anthony Holloway

3.1 Outstanding Universal Value of the Property

a. Brief Synthesis

Jodrell Bank Observatory is the earliest radio astronomy observatory in the world that is still in existence.

It is the one remaining site, worldwide, that includes evidence of every stage of the post-1945 emergence of radio astronomy, and, as such, played a pioneering role in a revolution in our understanding of the Universe.

Radio astronomy showed that there is far more to the Universe than meets the human eye, and that entirely new information can be obtained by using radio waves – a revolution exemplified by a range of features across the site.

Located in rural Cheshire in northwest England, the Observatory, which is part of the University of Manchester, is dominated by the iconic Lovell Telescope, the first very large fully-steerable radio telescope in the world. Constructed between 1952 and 1957, its first act was to track the carrier rocket for Sputnik 1, the first satellite ever launched into orbit and humanity's first step into space. The Telescope was the largest of its kind in the world for 15 years and inspired the construction of many other instruments worldwide.

The property encompasses a number of other radio telescopes, including the Mark II Telescope, and functional buildings on a 17.38-hectare site. Many of these are original structures and instruments, while remnants of earlier structures also persist, some of them below ground.

The character of the Observatory has been determined by the evolution of radio astronomy. Scientists first arrived at the southern boundary of the site in 1945, and then moved northwards as they made new discoveries, creating new equipment and experiments, thereby imprinting the development of the science on the landscape of the site.

The Observatory is not solely a scientific monument as it still carries out world-leading research. It currently hosts the UK's national array of 7 radio telescopes, and collaborates with many other radio telescopes worldwide.

The scientific importance of the property is demonstrated by the influence of its work, evidenced by the data and scientific publications in its archive, and its continuing research.

b. Justification for Criteria

Criterion (i) represents a masterpiece of human creative genius

Jodrell Bank Observatory is an outstanding example of supreme scientific and technical achievement, which revolutionised our understanding of the Universe. The post-1945 emergence of the science of radio astronomy was a turning point in the progress of 20th century astronomy. At Jodrell Bank, evidence of every stage of this is present in the property. This includes: the early use of recycled radar equipment; the construction in 1947 of the Transit Telescope (then the world's largest telescope); and the creation of the iconic Lovell Telescope in 1957 (superseding the Transit Telescope as the world's largest). The development of the Observatory, as a whole, was driven by the vision, determination and creative scientific genius of Sir Bernard Lovell and the team that gathered around him.

Criterion (ii) exhibits an important interchange of human values

The Jodrell Bank Observatory contains numerous examples of physical evidence of the international interchange of ideas at a significant time in history, as the new science of radio astronomy and the space age developed during the 1940s-60s. This is epitomised by the structures of the iconic Lovell Telescope and the Mark II Telescope, which dominate the site and effectively 'bracket' the property. It is also embodied in the character of the landscape itself and the structures that housed and exemplify the work that was at the heart of this unique flowering of international cooperation and exchange of values and ideas. These included developments in astronomy, but also extended more widely to include, for example, quantum optics; interferometry; spacecraft tracking and satellite communications.



Image: Anthony Holloway

Criterion (iv): an outstanding example of a type of building, architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history

Jodrell Bank Observatory is the unique technological and landscape ensemble, globally, that exemplifies, through its surviving physical evidence, the transition from traditional optical astronomy to modern multi-wavelength astrophysics that took place during the 1940s and the years that followed. Developments at all stages of this history took place within its boundaries, with many of the earliest features, or their locations, extant and recognisable. This was a significant stage in the history of understanding our place in the Universe.

It was also a significant stage in the peacetime development of 'Big Science', which followed the Second World War, and was characterised by a leap in the scale of projects, paralleled by a leap in scale of funding and in numbers of collaborating scientists and engineers. While the size of the Lovell Telescope means that it is the most obvious feature of the site, it is, in fact, the Observatory as an ensemble that is at the heart of the property. The character of the landscape and the interrelation between buildings and

structures speaks of the revolutionary developments that took place there, and represent this significant stage in human history.

Criterion (vi) directly or tangibly associated with events or living traditions, with ideas, or with beliefs, with artistic and literary works of outstanding universal significance

Jodrell Bank Observatory is inextricably linked to the fundamental concept underpinning modern astronomy: that we live on a planet orbiting a star, one in a galaxy of several hundred billion stars, itself only one of a hundred billion galaxies in the observable universe.

When radio telescopes were first pointed at the sky, it became apparent that there were whole aspects of the Universe, including exotic objects previously unimagined, which ordinary (optical) telescopes cannot see.

Jodrell Bank Observatory is intrinsically linked to this discovery – that there is far more to the Universe than meets the human eye, and that entirely new information can be obtained by using 'invisible' light, beyond the usual 'rainbow' of visible colours. Modern Astrophysics now uses this 'invisible light' as a matter of course, to examine the Universe, but the first major step towards this was taken by radio astronomy.

c. Statement of Integrity

All the tangible attributes of the property sit within the site boundaries. The nominated property is solely owned by the University of Manchester, and the boundaries of the site are clearly identifiable in the Deeds of Ownership of the land. The property is generally in a good state of conservation. The integrity of some elements of the property is compromised (for example, only 5-10% of some of the original scientific instruments remain, as traces below ground). However, most of the buildings in the property are in good condition and the Grade I listing and continued research use of the Lovell Telescope and the Mark II Telescope has ensured that the integrity and function of the most iconic elements of the property have been retained.

d. Statement of Authenticity

Despite the rapid and continuing developments at Jodrell Bank, the site preserves good evidence for the emergence of the science of Radio Astronomy and retains a high level of authenticity due to its function as an observatory. The character of the Observatory landscape persists, major structures are preserved in working order and sites of all the major phases of development survive, even if in some cases only as archaeological evidence. The authenticity of this is supported by a very strong body of associated documentation, including many thousands of international research papers, a variety of archives and a huge number of archived media reports. The contributions of the property to the science of astronomy are documented extensively in scientific literature from its emergence to the present day.

e. Requirements for Protection and Management

The Lovell Telescope was awarded Grade I Listed status in 1988 and therefore enjoys full statutory protection under this and other Planning regulations. In 2017, the Mark II Telescope was also Grade I listed and five other historical structures at the site were also listed at Grade II. All new developments at the property are also controlled through the spatial planning system. Both local planning authorities have included specific policies for the protection of Jodrell Bank and its buffer zone in their Local Plans.

The Buffer Zone for the property (which is 18569.28 hectares in area) has been set up using the radio telescope protection zone around the Observatory, which was established by the Jodrell Bank Radio Telescope Direction (1973). (This is similar to an area protecting a 'dark night sky' around an optical observatory, and has acted as a de facto buffer zone since 1973).

The Jodrell Bank site is relatively small (17.38 hectares), has clear boundaries and a single owner. All elements expressing the OUV of the site lie within the boundaries of the property.

The property benefits from being solely owned by The University of Manchester, which has a robust and successful management system in place, including a site Governance Group, that takes oversight of all activities. The property has a completed World Heritage Management Plan.

A Steering Group including all stakeholders will oversee the management of the World Heritage Site. It is also planned to establish a strategy of deemed consent with all relevant stakeholders in 2018/19.

The University of Manchester, owner of the property, is investing £15million in conservation of the property, in order to provide a good basis for future management.

The property also benefits from a very successful visitor facility, the Jodrell Bank Discovery Centre, which already attracts 185,000 visitors each year, including 26,000 school pupils on educational visits. The visitor facility has plans in place for the sustainable management of future visitation levels and recently secured funding of £20.5million (from various sources) for a new visitor gallery that will be constricted in the buffer zone.

3.2 Values and Attributes of the Nominated Property

The Outstanding Universal Value of Jodrell Bank Observatory is conveyed by the following attributes:

The Landscape and Layout of the Site

Of all the early radio astronomy sites to develop worldwide, Jodrell Bank Observatory alone retains its original landscape, layout and function.

The Observatory was founded in 1945 when Bernard Lovell, a physicist at the University of Manchester, arrived with army radar equipment on trailers, with the intention of studying cosmic rays.

The Observatory grew from that point, as Lovell gathered a team of scientists around him. Over the two decades following this, they pioneered the new science of radio astronomy, humanity's first step beyond traditional optical astronomy, moving from south to north across the site, laying down all traces of its emergence on the landscape.

Having been used continuously since it was founded in 1945, it is now a technological and scientific ensemble that gives a clear illustration of the evolution of radio astronomy, and is a testament to the collective vision, determination and creative scientific genius of the people who founded it.

The landscape and layout tells the story of the emergence of this new science. Early work with innovative instruments gave way to permanent buildings, built in arrangements to serve the science, culminating in the spectacular telescopes that are the emblems of the Observatory today.

The Lovell Telescope and Mark II Telescope

The nominated property is dominated by two very large radio telescopes: the Lovell Telescope and the Mark II Telescope, which are both Grade I listed buildings.

The largest, and most iconic, of these is the Lovell Telescope. The world's biggest telescope when it was completed in 1957, its collecting area was almost 10 times more than any similar instrument. It inspired the construction of many other very large paraboloidal telescopes across the world, and six decades on, it remains the third largest fully-steerable telescope in the world.

The Mark II Telescope is the site's second large-scale fully steerable radio telescope and the first in the world to be controlled by a digital computer. Completed in 1964, its design was used as the basis for the world's first paraboloidal satellite communications antenna, Goonhilly No 1 in Cornwall.

Standing 89 metres above the Cheshire plain, the Lovell Telescope is both an international icon of science and engineering and a popular landmark that dominates the surrounding area, looming above the trees and hedgerows of its largely agricultural surroundings and visible for many miles. Its unique design stands today as a symbol of the emergence of a new science and the peak of a particular movement in post-war science, and in radio astronomy in particular, which will never be repeated or surpassed.

The Control Building

The Control Building was completed in 1955, a decade after the inception of the site. It houses the control room, purpose-built for the Lovell Telescope, and is still the hub of Observatory operations. The first use of the building was for a Symposium of the International Astronomical Union in August 1955, attracting astronomers from around the world to discuss the latest developments in radio astronomy.

It was the site of several landmark achievements in the space race, including the point from which the Lovell Telescope was driven to track the carrier rocket for the soviet Sputnik 1 satellite (the world's first extra-terrestrial vehicle) on 11 October 1957, and where signals were received from the Luna 2 rocket on 13 September 1959 (the first spacecraft to reach the surface of another celestial body).

These early instances of the international interchange of human values exemplify the way in which this permeates the whole site, including not only developments in astronomy but also quantum optics; interferometry; spacecraft tracking & communications; and wider culture. Many of the structures on the site housed, and embody, the work that was at the heart of this flowering of international co-operation and exchange of values and ideas.

The Green and associated Observatory buildings

This series of modest concrete-framed huts, arranged around an open central space (appropriately called 'The Green'), was built in 1949. Its creation marked the transition of the Observatory from a place that was simply the location of experimental equipment, mostly housed in ex-army trailers, to a permanent research station.

The buildings, some evocatively named after the research carried out by the occupants – Moon Hut, Radiant Hut, Cosmic Noise Hut – still remain. Several have now been Grade II listed: the

Park Royal building (the control room for the Transit Telescope and later the Mark II Telescope); the Electrical Workshop (before the Control Building, this was the 'Main Office' housing the site's library, lecture room and Bernard Lovell's office); the Link Hut, originally Cosmic Noise Hut (the control room for a 9.1m telescope used to investigate 'cosmic noise' and interstellar hydrogen).

Arranged so that they were interspersed with space for a range of experimental aerials and telescopes, the ensemble gives the site a very particular character, which exists to the present day.

The site of the Transit Telescope

In 1947 the Jodrell Bank team built what was then the world's largest radio telescope – the 218-foot (66.4m) diameter Transit Telescope, a mesh bowl fixed to point directly upwards at the sky passing overhead as the Earth turns. Its size was, rather practically, determined by the space between hedgerows and on-site roads that are still in existence. Although it was dismantled in the early 1960's, some remnants of the telescope still exist in concrete footings, below ground archaeology and steel poles recycled for use elsewhere on site. The Mark II Telescope now stands on one edge of its location.

It was the largest telescope in the world from 1947 to 1957 (when it was superseded by the Lovell Telescope) and, in 1950, was used to make the revolutionary first identification of radio waves originating from an object outside our own galaxy, the Andromeda Galaxy.



Image: The University of Manchester

The Green in 2015, showing original research buildings and the Mark II Telescope (on the site of the Transit Telescope).

Sites and remnants of other early scientific instruments

As scientific questions changed and technology developed, instruments were built for specific uses and then set aside, modified or dismantled to be recycled into something new. This characteristic evolution in practice has left a trail, across the Observatory, of locations of early instruments and some physical remains.

These include the remnants of the earliest example of a permanent radio-astronomical instrument at Jodrell Bank, the Searchlight Aerial, built in 1946. When observations of the Giacobinid meteor storm made with this were presented at the

December 1946 meeting of the Royal Astronomical Society, the President of the Society announced it as the birth of "an entirely new field of astronomical research". Radio Astronomy had arrived.

The Botany Huts

Bernard Lovell arrived at the University of Manchester's Botany Grounds at Jodrell Bank in December 1945, with two trailers of army radar equipment, with which he proposed to study cosmic ray trails in the atmosphere. The iconic first photograph of that day shows him, with the trailers, standing outside the two wooden Botany Huts, which were then used by the gardeners.

The Botany Huts remain, now unoccupied, in the abandoned botany grounds, as a tangible reminder of those first days at Jodrell Bank, the first days of the Observatory itself. It was from these modest beginnings that a completely new way of understanding the Universe developed.

Value of science research

In addition to the Attributes of OUV described above, the site is a location for world-leading science research. While this has high value in itself, it also contributes to the Authenticity of Function of the nominated property and the records of scientific endeavour are a key element of the Integrity of the property as a whole.

Value as a Centre for Education and Tourism

The nominated property and the wider site around it also have a high value as a centre for Education and for Tourism. At the time of writing, the Education programme welcomes over 26,000 school pupils per year, and this is set to rise to over 30,000 in the next 3-5 years. The visitor facilities welcome around 185,000 people per year in total, and there are plans to widen this to 250,000 visitors in a sustainable way in the next 3-5 years.

Value of Biodiversity and the wider environment

The nominated property and the wider Jodrell Bank site puts a high value on maintaining, promoting and enhancing the biodiversity of the site. The University of Manchester has a biodiversity action plan for the site, which supports these aims.

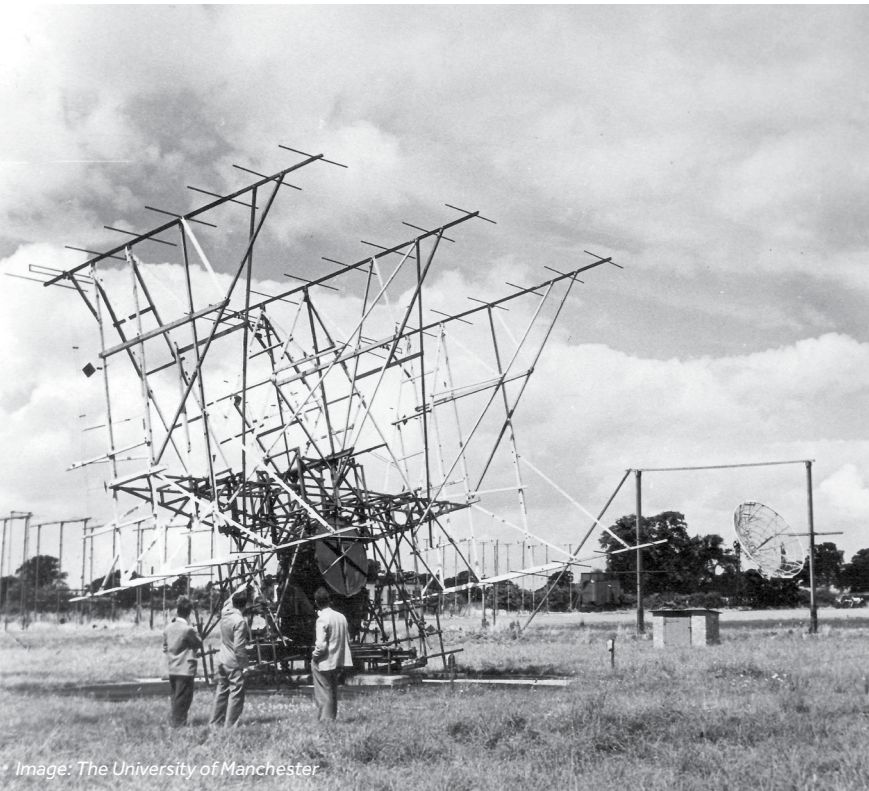


Image: The University of Manchester

The Searchlight Aerial on the Green in around 1951.

3.3 Heritage Protection

The nominated property is fully protected through ownership, legislation and planning policy.

3.3.1 Ownership

The whole nominated site, together with much of the land around it, is owned by The University of Manchester who are committed both to continuing the scientific use of the site and to the conservation of its heritage interest (see Section 2.1 above for details and map). What happens within the nominated property is entirely controlled by the University. The University also controls much of the land around the nominated property either directly or through legal agreements with the occupiers. This gives a strong level of protection and proactive management. The way in which the planning system works to protect the nominated property in practice is described in Section 4.2.1 of this document.

3.3.2 Legal protection

In England there are two interlocking legal approaches to the protection of heritage – designation, and spatial planning policy.

Designations

Heritage designation applies to specific assets. These can be scheduled ancient monuments, listed buildings, conservation areas, historic parks and gardens, and battlefields. These are designated under varying powers and consent must be granted for works to be carried out to them.

Ancient monuments are scheduled under the terms of the 1979 Ancient Monuments and Archaeological Areas Act (as amended). Consent for works to them is granted by the Secretary of State for Culture, Digital, Media and Sport, advised by Historic England, the government's statutory advisor on the historic environment.

Listed Buildings and Conservation Areas are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990. Listed Buildings are buildings of special architectural or historical interest and can be graded I, II*, or II. Listed Buildings are listed by the Secretary of State for Culture, Digital, Media and Sport, advised by Historic England. Once a building is listed, consent is needed from the relevant local authority for any works that might change its character. For a building listed at Grade I or II*, the local authority should seek the comments of Historic England when considering an application for listed building consent.

Conservation Areas are designated by the relevant local authority, or in exceptional circumstances by the Secretary of State for Communities and Local Government.

The only designated assets within the Jodrell Bank nominated property are a number of listed buildings. The Lovell Telescope has been listed at Grade I since 1988. In August 2017 further buildings were listed: The Mark II Telescope (Grade II); The Control Building (Grade II); The Cosmic Noise Hut (Grade II); The Electrical Workshop (Grade II); The Park Royal Building (Grade II) and the remains of the Searchlight Telescope (also known as the Searchlight Aerial) (Grade II). This establishes a high level of control since listed building consent is required for any changes to the structure. This consent is normally granted by the local authority who should seek the advice of Historic England on any listed building consent application for a Grade I or II* structure. Developments within the setting of the Lovell Telescope also have to be considered with regard to their impact on its character. Setting is discussed further below. Here it should be noted that the scale and height of the Lovell Telescope mean that its setting is extensive.

Designation	Component	Date of designation
Grade I	The Lovell Telescope	1988
Grade I	The Mark II Telescope	2017
Grade II	The Control Building	2017
Grade II	Cosmic Noise Hut	2017
Grade II	Electrical Workshop	2017
Grade II	Park Royal	2017
Grade II	Remains of the Searchlight Aerial	2017

World Heritage properties are not in themselves designations under English law and there is therefore no specific consent procedure similar to that for listed buildings. They are therefore protected through the spatial planning system and through the designation of specific assets within them. National planning advice (see below) says that, as an international designation, they should be treated as the equivalent of national designations of the highest significance and that they should be protected to a high level.

3.3.3 Spatial Planning system

England has a plan-led spatial planning system. The basic legal powers are provided by primary legislation.

The legal framework is established principally by four Acts of Parliament:

- Town and Country Planning Act 1990 – this consolidated previous town and country planning legislation and sets out how development is regulated
- Planning and Compulsory Purchase Act 2004 – this made changes to development control, compulsory purchase and the application of the Planning Acts to Crown land.
- Planning Act 2008 – this set out the framework for the planning processes for nationally significant infrastructure projects and provided for the community infrastructure levy
- Localism Act 2011 – this provides the legal framework for neighbourhood planning powers and the duty to cooperate with neighbouring authorities.

National Planning Policy

In 2012 the Government consolidated virtually all national planning policy guidance into one National Planning Policy Framework (NPPF). This is supported by national Planning Practice Guidance (PPG), first published online in 2014 and updated as necessary. At the local level, policies for protection of the historic environment are set in the local development plan. The nominated property is in the Cheshire East local authority area. The Buffer Zone lies in both Cheshire East and in the neighbouring local authority area of Cheshire West and Chester (See map in Figure 2.3).

Cheshire East Local Plan and Strategy

The principal plan currently affecting the nominated property is the Cheshire East Local Plan Strategy, which was adopted in July 2017, having been in draft for several years before that.

This builds on the policies of the previous Congleton and Macclesfield Local Plans to provide clear protection for Jodrell Bank and its setting. This is contained in Policy SE14:

Jodrell Bank

1. *Within the Jodrell Bank Radio Telescope Consultation Zone, as defined on the Proposals Map, development will not be permitted if it:*
 - i. *Impairs the efficiency of the telescopes; or*
 - ii. *Has an adverse impact on the historic environment and visual landscape setting of the Jodrell Bank Radio Telescope.*
2. *Conditions will be imposed to mitigate identified impacts, especially via specialised construction techniques.*
3. *Proposals should consider their impact on those elements that contribute to the potential outstanding universal value of Jodrell Bank.*

Note the Radio Telescope Consultation Zone has been taken to define the Buffer Zone around the Property. In addition, there is general protection for heritage sites in Policy SE7, which covers the Historic Environment.

The Cheshire East Local Authority also proposes to adopt this Management Plan, including the specification of the Buffer Zone, into a Supplementary Planning Document for Cheshire East Council (this is likely to occur after inscription, if the nomination is successful).

Cheshire West and Chester Local Plan

The Cheshire West and Chester local plan, adopted in 2015, is also relevant as part of the Jodrell Bank Consultation Zone lies within its boundaries. The Consultation Zone is proposed as the nominated property's Buffer Zone.

The Cheshire West and Chester Local Plan (part 1) Strategic Policies has a saved policy from the Vale Royal Local Plan BE20 on Jodrell Bank which continues the policy to protect the Referral Zone around Jodrell Bank on its territory. This policy says:

JODRELL BANK

Policy BE20

WITHIN THE JODRELL BANK RADIO TELESCOPE CONSULTATION ZONE, AS DEFINED ON THE PROPOSALS MAP, DEVELOPMENT WHICH CAN BE SHOWN TO IMPAIR THE EFFICIENCY OF THE JODRELL BANK RADIO TELESCOPE WILL NOT BE ALLOWED.

Reasons and Explanations

- (i) *The radio telescopes at Jodrell Bank are of international importance for Radio Astronomy. Their value depends upon being able to receive radio emissions from space with a minimum of interference from electrical equipment. Despite technological advances, protection from local sources of interference is still of utmost importance.*
- (ii) *The Town and Country (Jodrell Bank Radio Telescope) Direction 1973 requires the Local Planning Authority to consult with the University of Manchester before granting planning permission on any application for development (subject to the exceptions specified in the schedule).*

3.3.4 Developing a strategy of deemed consent

The site managers plan to establish a strategy of deemed consent using powers identified in the Enterprise and Regulatory Reform Act of 2013. These are aimed at making the planning system more efficient without reducing heritage protection. These could be in the form of, for example, establishing a Heritage Partnership Agreement involving all stakeholders setting out works for which listed building consent is granted (excluding demolition), or developing a certificate of lawful proposed works (valid for 10 years) that categorically confirms that the works described in it do not affect the character of the listed building and do not therefore require consent. The shared understanding (based on OUV and the significance of the site) that will be enhanced by developing this strategy will help to make the management of the site more efficient and effective for the future.

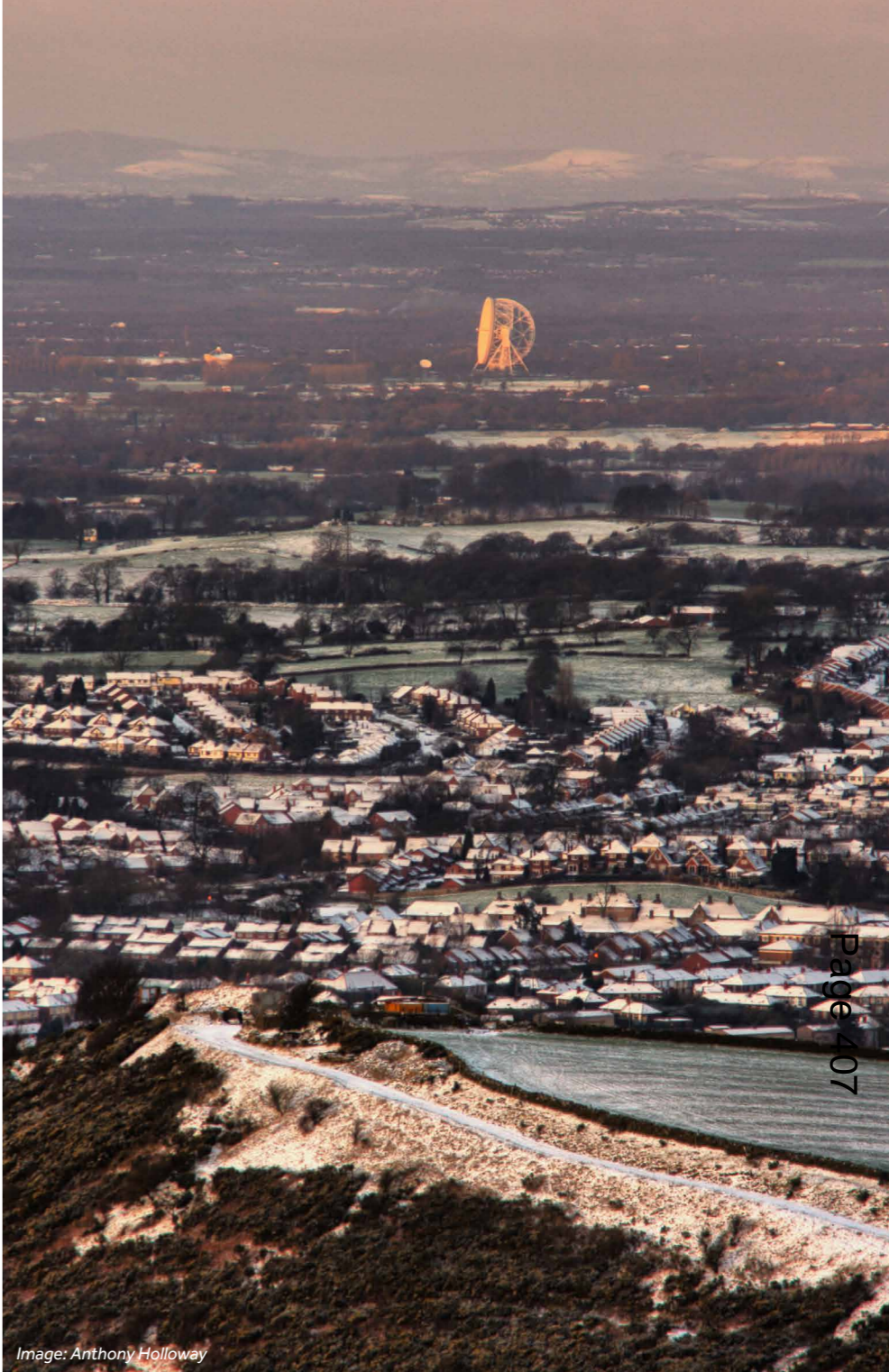


Image: Anthony Holloway

Jodrell Bank viewed from Teggs Nose near Macclesfield.

4 Key Issues

Image: The University of Manchester

4.1 Baseline Condition

4.1.1 Introduction

The attributes of OUV of the nominated property fall into a number of different groups. Some are scientific instruments, such as the Lovell Telescope and Mark II Telescope. These are still very much in use as scientific research instruments and are maintained, in excellent condition, primarily for that purpose. A number of the buildings are also still in use and are therefore well-maintained.

Other buildings are used less frequently, or not at all, and will need some intervention to maintain them. The Transit Telescope and some other features survive only as archaeological monuments. The overall layout of the site, which is an important attribute of the OUV of the property since it shows how research developed at the location, remains very clear.

Some structures on the site are not attributes of OUV, either because they are very recent, or because they were not associated with radio astronomy, (such as the vehicle shed, or Blackett's Hut). Decisions on whether to retain or remove these buildings will be taken on the basis of whether or not they have a useful function.

A full Conservation Management Plan (CMP) was completed in 2016 and provides a baseline assessment of the condition of the property and its attributes. It will also provide guidance on future management. In general, this review showed that the overall state of the nominated property is satisfactory. However, the condition of individual components, summarised in the CMP Gazetteer does vary from excellent to moderate or even poor for some unused structures. (The CMP and CMP Gazetteer are included in this Nomination Dossier).

In particular, the CMP sets out 4 main policy aims:

1. Conserve and enhance the site's science heritage and maintain its role as a world leading centre for scientific research.
2. Conserve and enhance the site's innovative public engagement with scientific discoveries and the site's heritage.
3. Conserve and enhance the site's spirit of place.
4. Ensure effective governance, resources and monitoring are in place to support implementation of the plan

The aims cover the entire University estate at the site, which is larger than, but encompasses the nominated property.

Aims 1, 3 and 4 are key to the management of the nominated property, while Aim 2 relates to responsible visitation, visitor facilities and infrastructure, and the presentation and promotion of the property.

The current inspection and maintenance regime is well-established. Its two primary functions, in line with the two primary aims of the CMP, are:

1. to maintain the function of Jodrell Bank as a working scientific establishment concentrated on research in radio astronomy
2. to maintain evidence of Jodrell Bank's history and role in development of radio astronomy.

Within these two primary objectives, it is recognised that the best way to conserve a building or structure is to keep it in beneficial use. This means that a degree of change to these is accepted, provided that the contribution of each attribute to OUV is not diminished (e.g. office interiors can be redecorated etc; office equipment can be changed; instrument racks will be updated). In fact, this is entirely within the spirit of place of Jodrell Bank, which is one of pioneering science and engineering, where scientists conceive new research projects that then set high aspirations for new engineering developments.

The site's raison d'être lies in exploring the frontiers of knowledge by carrying out world-leading radio astronomy research. This is reflected in the southern half of the Site having evolved in an ad hoc fashion, which responded to no considerations other than those associated with the implementation of different scientific experiments (e.g. space and associated equipment, buildings and structures needed).

The removal, adaptation and re-use of scientific structures and equipment strongly echo the spirit of innovation and modification that are traditional and essential in science and the development of technology.

In some cases, maintaining the function of an attribute of OUV may therefore mean accepting changes to its fabric e.g. the refurbishing of the dish of the Lovell Telescope, replacement of broken bearings, updating of electronics. This practice is well-established at the Observatory, with the guidance of Historic England particularly with regard to the Lovell

Telescope which has been Grade I listed since 1988. In fact, change to building interiors and the structure of scientific instruments has happened throughout the history of the site, while maintaining the elements of external appearance that give a clear picture of the site as it has developed. Continued use of the property is as a key element of the property's authenticity.

Some building interiors are iconic, especially the Control Room at the heart of the Control Building. This will therefore be maintained at least visually, even if electronic instrumentation is modified.



Image: John Kitching

4.1.2 Present state of conservation of attributes

The following paragraphs summarise the state of conservation of the attributes of OUV.

The attributes are summarised into groups, as similar measures apply to similar structures.

The sections used here are:

- The Landscape and Layout of the Site
- The Lovell Telescope and The Mark II Telescope
- The Control Building
- The Green, associated Observatory buildings and the Botany Huts
- The site and remnants of the Transit Telescope and other early scientific instruments

Fuller descriptions of each attribute, together with plans and illustrations, can be found in the Site Gazetteer of the Conservation Management Plan. A summary is provided in Section 2 of this Plan.

The Gazetteer reference numbers for each group of attributes are listed in each section to enable easy reference to these longer descriptions. In addition to a description of each attribute, the CMP Gazetteer comments in detail on its state of repair and on desirable works.

Landscape of the nominated site

(Gazetteer reference numbers: L03, L05, L06, L07, L08)

1. A particular feature of Jodrell Bank is the way in which radio astronomy developed across the site from south to north. This has greatly aided the survival and retention of evidence of the development of the site.

2. When Bernard Lovell first arrived at the site 1945, the land was largely in use for agriculture and botanical research. Adaptation and development of landscape has resulted in differing character of landscape units across the site. These are classified in the Conservation Management Plan Gazetteer into eight landscape units (L01 to L08). Of these, L03, L05, L06 – L08 constitute the nominated property. The remaining zones in University ownership are part of the buffer zone.

3. The different zones have developed in very different ways. Some are intensively used, others less so. Over the years, there has been much tree planting on areas not required for operational work.
4. The maintenance policy is to maintain the differing characters of these various landscape zones, while recognising that landscapes change continuously, and with due regard for the conservation and enhancement of the site's natural heritage. A particular priority is to maintain the landscape of the Green in keeping with its character as a key element of the Observatory.

The Lovell Telescope and Mark II Telescope

(Gazetteer reference numbers: B07; B21)

1. An important part of the overall significance of Jodrell Bank Observatory is the authenticity of its use and function as a radio astronomy research facility.

2. The property has two major radio telescopes which, despite being Grade I listed structures, operate at the forefront of radio astronomy research, improving human understanding of the Universe. This in itself is a tribute to the designers, builders and users of these instruments, as it has proved possible to adapt them to changing observational needs. It is also a glowing testament to the engineering team and their maintenance programme, which have kept the Telescopes operating in peak condition.

3. Function and use is a strong component of the authenticity of these instruments; to maintain functionality and use requires changes and repairs and these are carried out with full regard for maintaining, as far as possible, the historicity of the telescopes and their control processes. For example, the installation of a new working surface for the Mark II Telescope in 1987, refurbishment of the concrete mount of the Mark II Telescope in 2015-16, and the like-for-like replacement of some of the Lovell Telescope wheels in 2007 and subsequently.

4. A major programme of conservation of the Lovell Telescope, funded from the University Estates Masterplan and intended to ensure its function as a radio telescope, is currently underway. This has various elements including: like-for-like replacement of the 1957 surface; maintenance of foundations; repairs to wheel-girder. This is in addition to the regular programme of maintenance and repair.

5. In addition to such necessary changes, working instruments and their control facilities are maintained to very high levels.

The Control Building

(Gazetteer reference number: B05)

1. The Control Building, which houses the Control Room (for the Lovell and Mark II Telescopes, as well as others on site and in the wider e-MERLIN network), offices and laboratories is well-used and therefore well-maintained and generally in good condition.
2. Regular maintenance schedules are in place and in use as part of the routine maintenance of the University Estate.
3. The Control Building has had modest changes many times over the years, in response to changing needs in the operation of site. Since 1988, when the Lovell Telescope was Grade I listed, modifications to the building have been done with due regard to its historicity. This practice will continue in future, especially as the original core of the building was itself awarded Grade II listed status in 2017.
4. Some later wooden-framed extensions to the original core are in poorer condition and their status is being reviewed.

The Green, associated Observatory buildings and the Botany Huts

(Gazetteer reference numbers: L05, B11, B13, B17, B19, B20, B23, B25, B26, B28, B29, B30)

1. Jodrell Bank Observatory has a large number of buildings of historic interest and attributes of OUV, which are spread across the property. As working practices have changed and evolved, some of these buildings have become underused or even unused. Inevitably this means the condition of some of these have deteriorated, although recent surveys have indicated that they are still in good condition.
2. The CMP Gazetteer and Section 2 of this Plan summarises their condition, which is good, overall, for the landscape, but mixed elsewhere. The CMP itself makes proposals for their conservation and for more sustainable use, including conservation works on the Botany Huts.
3. Several of the historic buildings around the Green now benefit from protection following their listing at Grade II in 2017.
4. A major programme of repair and maintenance will be carried out in 2018, in order to put the buildings into good condition as a basis for future maintenance. After this point, the buildings will continue to be maintained as part of the University's rolling programme of repair and maintenance of its estate.
5. As part of this programme of review and repair, modern additions of low historical value to some buildings may be removed. Appropriate experts at Historic England and Cheshire East Council will be consulted on such proposals.

The site and remnants of the Transit Telescope and other early scientific instruments

(Gazetteer reference numbers: A01, A02, A04, A05, A06, A11, A13, A25)

1. A number of items of early scientific equipment survive only as archaeological sites, whether entirely buried, or as reinforced concrete. The Transit Telescope is an example of the former and the base of the 30ft Telescope of the latter.
2. These remains are important attributes of OUV since they are often the only tangible record of early phases of the development of radio astronomy at Jodrell Bank.
3. Sites of below-ground remains have been largely identified in the CMP Gazetteer. They will be protected from disturbance by new development. Some non-intrusive survey to establish their full extent may be needed. Appropriate conservation measures will be taken, as will work on presenting these important locations on the site to visitors.
4. Above ground concrete features are largely stable. Vegetation affecting them will be controlled/ removed as appropriate and their condition will be regularly monitored. A walking tour of these features will be created, perhaps using appropriate technologies to marry the existing physical elements of the site with the historical structures of which they are relics.
5. A plan will be developed for the conservation of the remains of the Searchlight Telescope, which was given Grade II listed status in 2017.

University Estate outside the boundaries of the nominated property

(Gazetteer reference numbers: L01, L02, L04, B01, B02, B04, B04a, B09, B09a)

1. A significant part of the University of Manchester's land at Jodrell Bank is outside the boundaries of the nominated property, but included within its buffer zone. This includes two parcels of land:
 - a. Landscape Zone L04 which is leased to the Square Kilometre Array Organisation and managed by them under an agreement with the University;
 - b. Landscape Zones L01 and L02 which occupy the northern part of the University property and contain the main access route on to the site for visitors, visitor facilities and the Gardens and Arboretum.
2. It is important that these areas are managed so that they remain harmonious to the character of the property. Any new buildings in both areas will respect the character of the property. L01 and L02 also need to retain their landscape character, in part created by Sir Bernard Lovell, to complement the OUV of the property.
3. The University also owns all the farmland adjoining the Jodrell Bank estate along its western boundary. It therefore has control over change of use of that land (from farming to other uses) through the tenancy agreements with its tenants.



Image: Ed Swinden

4.2 Threats and Risks

4.2.1 Development Pressures (e.g. encroachment, adaptation, agriculture, mining)

The candidate property has a single owner, the University of Manchester, and has been in this ownership since its inception. This affords it good protection from development pressures in general. Specific risk factors are examined below.

Potential future alterations/additions to the nominated property

Jodrell Bank Observatory is still, and will remain, an operational research establishment. This will mean that it is likely that there will need to be changes to individual buildings and that there may be a need for new buildings and facilities to provide new functions or support to research activities. New structures may also be needed to support public access and interpretation of the property, although these are likely to be created in the area that the University owns in the Buffer Zone, rather than in the property itself.

The addition of new buildings and facilities has been happening throughout the site's history. With virtually no exception these have been of one or two stories at most and, as such, they have fitted well into the overall character of the property. This approach is enshrined in the needs of the scientific priorities of the site, as taller buildings would obscure parts of the sky, making them impossible to observe with the telescopes, so are not desirable. The nature of the site itself therefore affords it an additional level of protection.

All new buildings and facilities will require planning consent and will be subject to the policies of the newly adopted Cheshire East Local Development Plan which contains a specific policy for the protection of the proposed World Heritage property. They will also be subject to national policies on new construction within the setting of a Listed Building since the Lovell and Mark II Telescopes are listed Grade I, and the Control Building, Cosmic Noise Hut, Electrical Workshop and Park Royal are all listed Grade II, as are the remains of the Searchlight Aerial. This is simply an extension of existing practice relating to the setting of the Lovell Telescope, which has been Grade I listed since 1988. All proposals for new development will be the subject of Heritage Impact Assessment according to the methodology proposed by ICOMOS (REF: ICOMOS 2011).

Proposals for alterations to existing buildings will also be subject to a level of Heritage Impact Assessment appropriate to the proposed change. Changes and additions to buildings will in many cases require planning consent and be subject to national and local planning policies. Any proposals for change to a listed historic building (such as the Lovell Telescope) will require Listed Building Consent.

As far as possible, new buildings will be sited away from the areas with the largest concentrations of attributes of OUV. As with the new headquarters of the Square Kilometre Array Organisation, it may well be possible to place new buildings outside the actual nominated property but still on land belonging to the University. The southern and eastern parts of the nominated property contain wooded areas which could conceal necessary new build or other facilities

such as parking, which are required for operational reasons. New visitor facilities, if required, are likely to be sited in the publicly accessible area at the north end of the University estate close to the existing facilities (i.e. at some distance from the attributes of OUV).

New development within the Buffer Zone

New development is always possible outside the boundaries of the Jodrell Bank estate. This is, however, a largely agricultural area and pressure for development is unlikely to be great. Some areas immediately adjoining the Jodrell Bank estate are owned by the University, which therefore has more direct control over proposed developments on that land.

In particular, a new extension to the existing visitor car park and upcoming additions to the visitor facilities are being developed in the Buffer Zone (on land owned by the University) in a way that is entirely under the University's control. In recent years, for example, the new HQ for the SKA Organisation has been located in an area of the site owned by the University, but which does not contain any of the attributes that carry the OUV of the site.

As described in Section 2 of this Plan, developments to date have been controlled by national planning policies and by the policies of the Cheshire East Local Development Plan, which includes a specific policy to protect both the efficiency of the Lovell Telescope and the historic environment and visual landscape setting of Jodrell Bank. This will continue in future. Cheshire West and Chester also has a policy to protect the part of the Jodrell Bank Radio Telescope Consultation Zone, which falls in its territory.

The property is in any case well-screened by woodland around its boundaries. Views of the site from outside are principally of the Lovell Telescope and, from some angles, of the Mark II Telescope. The likelihood of development outside the property having an adverse impact on the visual setting is low.

Lack of maintenance and decay of attributes of OUV

Overall the property is well maintained and in good condition. The condition of individual structures is more varied.

Operational elements such as the telescopes are maintained to the highest standard because they remain in use.

At the other extreme, elements which are now archaeological require comparatively little maintenance since they are largely in a stable condition. Some of the surviving buildings are, however, in relatively poor repair because they have been under-used or not used at all.

The University has been successful in its application for a large Heritage

Lottery Fund grant, totalling £12 million, towards its £20 million *First Light at Jodrell Bank* project. This project is now fully funded and will be delivered over the period 2018-21. Part of this project is to put attributes of OUV into good order where necessary. This is in addition to the £15 million of its own resources which it has committed towards the conservation of the Lovell Telescope described above. These programmes of work are currently underway and will ensure that all attributes of OUV are in good condition for the foreseeable future.

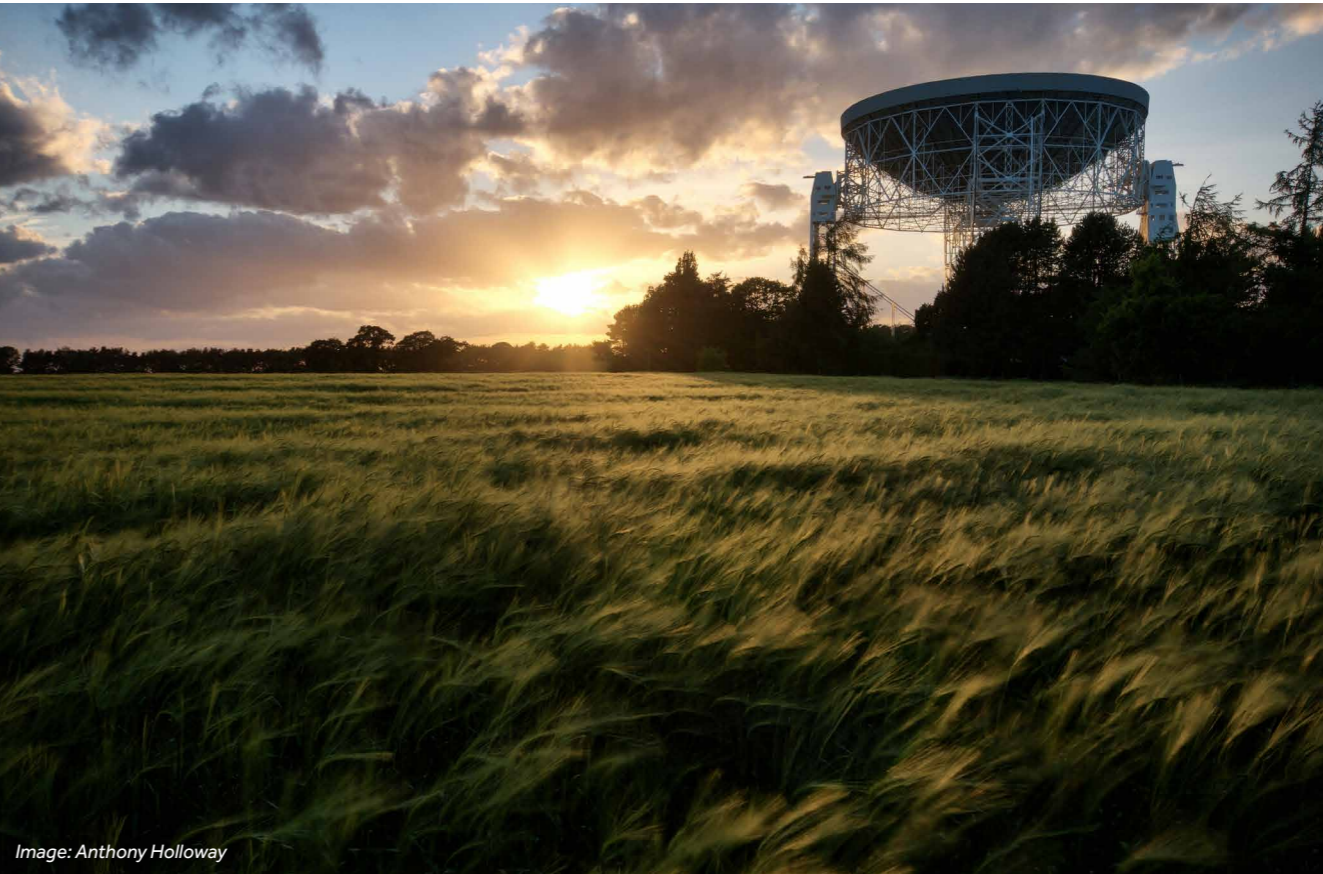


Image: Anthony Holloway

4.2.2 Environmental Pressures (e.g. pollution, climate change, desertification)

No major environmental pressures pose a threat to the fabric of the OUV of the nominated property.

Weather-related impacts

There are no major weather-related threats to the OUV of the site. Weather monitoring (wind speed and direction, temperature, precipitation) has been carried out at the site for many years (and continues) and is assessed for increased risk. To date, there is no evidence of increased risk due to extreme weather. This will be monitored in case of change.

The Lovell Telescope, one of the key attributes of the property, is an immense steel structure exposed to the elements, which inevitably cause corrosion. However, its management and operation are predicated on this,

and the fact that it is still operating, having had a forecast lifetime of 10–15 years at the time of construction, is testament to the outstanding and sensitive maintenance and inspection programme that it receives.

The Lovell Telescope is also managed in order to minimise the risk of damage in high winds, see table. A Controller is on duty in the Control Room at all times (24 hours a day, every day of the year) tasked with managing the safe operation of the telescopes.

Vegetation Management

There are no significant issues with vegetation management, although there is some encroachment by invasive species (principally Himalayan Balsam) in some of the less-used landscape areas.

These are not a threat to the OUV of the site and are addressed by the Action Plan.

Wind limits for the Lovell Telescope

Wind regime	Action
Continuous wind speed over 30miles/hour (48km/hour)	Operate the Lovell Telescope above 30degrees elevation
Persistent gusts over 35miles/hour (56km/hour)	
Continuous wind speed over 35miles/hour (56km/hour)	Park the Lovell Telescope at the zenith
Persistent gusts over 45miles/hour (72km/hour)	

4.3 Opportunities

A number of specific opportunities have been identified, pre-nomination, and will be explored by the site managers in the next 5 years (see the Action Plan table in Section 5 for a more detailed plan).

These opportunities will be further addressed by the First Light at Jodrell Bank project, part-funded by the national Heritage Lottery Fund, which will be delivered from 2018.

These opportunities are listed briefly below:

Specific conservation projects

A number of specific conservation projects have been identified to date. These include:

- The Searchlight Aerial (which is Grade II listed)
- The Botany Huts
- The site of the Transit Telescope
- The 'Concrete Pad Trail' (looking at the mounting bases of early scientific instruments)

This work will need inputs/oversight by professional archaeologists, management of volunteers, funding etc.

Archaeological surveys/ improving knowledge about the site

A good example, is further analysis of the site of the Transit Telescope. Again, this work will require specialist inputs, and will need resources assigned to it.

More research into the authenticity/ heritage of the site

University of Manchester colleagues are interested in this area, for example:

- the John Rylands University Library of Manchester, which hold the National Jodrell Bank Archive and is working with the site management team to conserve and interpret the archive;
- the Historian and Heritage Manager who has oversight of collections not in the Manchester Museum and Whitworth Art Gallery;
- the possibility of PhD projects and MA placements (with the School of Arts, Languages and Cultures).

Visitor Access to the heritage area around the Green

At present, this is not possible, as the area with the highest concentration of Attributes of OUV is part of the working Observatory, and is therefore not suitable for visitors. Developing access to this area will take place as part of the *First Light at Jodrell Bank* project.

Specific interpretation/signage/ temporary exhibitions

There are several opportunities to deliver improved interpretation and signage, both in the property itself and in the visitor area that is alongside it. This work must of course be delivered in a way that does not impair the attributes of the property.

Opportunities in this area identified so far include:

- signage around the Green at specific locations;
- Small exhibition in Radiant Hut in refurbished meeting space alongside archive store;
- augmented reality trail (showing views from particular times at particular locations using old photographs, film, audio etc).

The first two of these will be delivered as part of the First Light at Jodrell Bank project.

New galleries and visitor facilities

This opportunity is a central part of the First Light at Jodrell Bank project. It will deliver a new gallery, exhibition and projection space, with new interpretation and a new Education programme for schools. Its focus will be on presenting the heritage story of Jodrell Bank to a wide audience. This gallery will be located outside the property in the area managed by the Discovery Centre.

A draft Tourism Action Plan has been prepared in order to promote sustainable visitations.

5 Policies and Actions

In Section 1 of this Management Plan, the Vision and a number of guiding principles were defined. We set them out again below for the sake of clarity.

Vision

The Jodrell Bank Observatory will be a World Heritage Site that changes people's lives for the better and demonstrates humanity's ongoing exploration of our place in the Universe. It will bring together stakeholders to continue to protect and develop a site that people from regional, national and global communities can learn about or visit and have a genuinely world-class experience. Visitors will bring a sustainable growth in tourism to local communities, benefiting their quality of life and raising the profile of the region as a place to live, work and invest. This nomination will transform this regional and national icon into an international icon of science, a showcase of international cooperation and endeavour that exemplifies astronomy and engineering at its best.

The World Heritage Site Steering Committee aspires towards this ambition and this Management Plan describes the ways in which it might be achieved.

Image: The University of Manchester

5.1 Guiding principles

The Management Plan for the Jodrell Bank Observatory World Heritage Site has the following guiding principles:

- Protection, conservation and maintenance of the Outstanding Universal Value, Integrity and Authenticity of the property, including the identification and promotion of change that conserves and enhances these qualities and the other significant values of the site; and the modification and/or mitigation of development and change that might damage them.
- The Jodrell Bank Observatory continues to perform its function as a radio astronomy facility. It is important to conserve and enhance the heritage of the site whilst maintaining this role as a world-leading scientific research facility, thus retaining its authenticity of use and function.
- Sustainable use for the benefit of the local population and economy.
- Commitment to a comprehensive programme of presentation and education, including a commitment to sustainable visitation.
- Importance of gathering all stakeholders in a shared understanding of the property; in a commitment to developing and implementing the management plan; and to furthering the obligations of the World Heritage Convention.
- Commitment to ensuring effective governance, resources and monitoring are in place to support implementation of the plan, including a commitment to capacity building and to the planning, implementation, evaluation and feedback cycle.

In the following sections, we list the policies relating to each principle and the actions required to meet the objectives of each of these policies.



Image: Anthony Holloway

5.2 Policies

Principle 1.

Protection, conservation and maintenance of the Outstanding Universal Value, Integrity and Authenticity of the property, including the identification and promotion of change that conserves and enhances these qualities; and the modification and/or mitigation of development and change that might damage them.

The protection and enhancement of the Outstanding Universal Value, Authenticity and Integrity of the property is at the heart of the Management Plan. It is also important that other significant values of the property are protected and conserved.

Policy 1a – Appropriate management practices should be developed and implemented in order to maximise the protection of all attributes of OUV.

Policy 1b – The condition of all Attributes of OUV should be reviewed regularly in order to guide future priorities and actions.

Policy 1c – Archaeological features of the site should be conserved and/or made more visible without detracting from their intrinsic form and character.

Policy 1d – Appropriate risk management strategies should be kept under review and updated as necessary.

Policy 1e – Further research into the authenticity and of the site should be promoted.

Policy 1f – Maintain and enhance the site's biodiversity and environmental management procedures.

Principle 2.

Jodrell Bank Observatory continues to perform its function as a radio astronomy facility. It is important to conserve and enhance the heritage of the site whilst maintaining this role as a world-leading scientific research facility, thus retaining its authenticity of use and function.

Policy 2a – Ensure a strong partnership between the Jodrell Bank Observatory World Heritage Site Steering Committee and the site's scientific community (who will be represented on the Committee).

Policy 2b – Combine the requirement to conserve and enhance the site's OUV with the needs of the scientific research in order to ensure its sustainable use for science.

Policy 2c – Continue to protect the Jodrell Bank Consultation Zone/ WHS Buffer Zone with the support of the relevant Local Authorities.

Principle 3.

Sustainable use for the benefit of the local population and economy

Policy 3a – The economic benefits of tourism and visitation should be spread as widely as possible to local and regional communities.

Policy 3b – Management of local impacts (such as traffic circulation and parking etc) should be organised in order to minimise disruption for the local community and residents.

Policy 3c – Sustainability considerations (including biodiversity, green transport, mitigation of greenhouse gas emissions, recycling etc) should be included in all decisions made about the management of the WHS.

Principle 4.

Commitment to a comprehensive programme of presentation and education, including a commitment to sustainable visitation

Policy 4a – Management of visitors should be of the highest standard and comply with relevant national and international guidance on sustainable tourism

Policy 4b – Develop new visitor arrival facilities and interpretation spaces, with due regard for the site OUV.

Policy 4c – Develop arrangements for managed and sustainable access to the area of the property around 'the Green' (Landscape area L05).

Policy 4d – Involve local communities and communities of interest in the WHS via initiatives such as volunteering programmes, community access days and particular events for special groups.

Policy 4e – Develop new, high quality, interpretation and presentation both on and off site, in order to promote an understanding of the OUV of Jodrell Bank and its attributes, along with the values of the WHS convention and enhance the enjoyment and appreciation of the site by the widest possible range of people.

Policy 4f – Develop and deliver high quality learning facilities, materials and programmes for education groups, in order to provide learning opportunities for local, regional and national schools

Principle 5.

Importance of gathering all stakeholders in a shared understanding of the property; in a commitment to developing and implementing the management plan; and to furthering the obligations of the World Heritage Convention.

Policy 5a – Ensure that the WHS Steering Committee is representative of all relevant stakeholder groups

Policy 5b – Reflect the needs of the stakeholder group in the WHS site Management Plan

Policy 5c – Develop a Heritage Partnership Agreement between the site owners, users and relevant stakeholders

Policy 5d – Develop an understanding of the obligations of the World Heritage Convention together with all partners.

Principle 6.

Commitment to ensuring effective governance, resources and monitoring are in place to support implementation of the plan, including a commitment to capacity building and to the planning, implementation, evaluation and feedback cycle.

Policy 6a – Coordinate the implementation of the management plan and liaise with stakeholders to ensure a joint approach for the benefit of all.

Policy 6b – Ensure that appropriate resources are available for the delivery of the Plan. Seek adequate funding for particular projects for the World Heritage Site.

Policy 6c – Ensure that appropriate skills and advice are available for the effective management and monitoring of the World Heritage Site.

Policy 6d – Ensure regular monitoring of the World Heritage Site.

5.3 Actions to meet policy objectives

This section describes the Action Plan for delivery of each Policy; the way in which delivery will be implemented; the indicative timescales for delivery; and the way that delivery will be resourced.

The Action Plan is designed to work with the requirements of the standard reporting cycle to UNESCO for World Heritage Sites. It organises the relevant actions into areas that are related to the particular Guiding Principles and Policies set out in the previous section. The Action Plan will be revised as necessary when new evidence, or new needs, arise.

Policy Number	Action	Timescale/ Delivery Group
Outstanding Universal Value, Integrity and Authenticity		
1a	i. Provide briefings and training for all staff and stakeholders on the OUV, Integrity and Authenticity of the WHS and on this Management Plan and Action Plan	Year 1/ JBO, JBDC and University colleagues
	ii. Implement protocol for undertaking heritage impact assessments (compliant with ICOMOS process)	Year 1/ JBO, JBDC and University colleagues
1b	i. Establish process for annual review of the condition of the Attributes of OUV (part of the Monitoring Programme and Plan)	Year 1/ Coordination Team
1c	i. Develop archaeology programme for property	Year 1/ C JBO, JBDC and University colleagues
	ii. Remove and control vegetation growth on extant archaeological features	Short-medium term/ Coordination Team to organise
	iii. Update grounds maintenance specification to reflect archaeological considerations	Short-medium term/ JBO, JBDC & University Division of Estates
	iv. Undertake programme of non-intrusive surveys on sites of known historic experiments	Short-medium term/ Coordination Team to organise
	v. Accurately survey/locate identified extant archaeological remains where not currently mapped	Short-medium term/ Coordination Team to organise
	vi. Undertake magnetometer survey on the site of the former Transit Telescope to identify possible extant features	Short-medium term/ Coordination Team to organise
	vii.Ensure that existing and new information on archaeological features is shared with all staff and stakeholders	Short-medium term/ JBO, JBDC & University Division of Estates
1d	i. Annual review of Risk Register and Management Strategies	Ongoing / Steering Committee, The University
1e	i. Develop a research programme to better understand different aspects of the property's history, use and development	Short-medium term/ Coordination Team to convene
	ii. Undertake Community History research, both for local communities and for communities of interest	Ongoing/ Coordination Team
	iii. Undertake scientific history research	Medium term and Long Term/ JBO, JBDC and University colleagues
	iv. Conserve and enhance collections and archives related to the property, using best practice	Short-medium term/ JBO, JBDC and University colleagues
1f	i. Maintain the existing high level of biodiversity within the property and on the surrounding Jodrell Bank site as a whole	Ongoing/ JBO, JBDC and University colleagues
	ii. Develop an integrated site-wide Landscape and Ecology Maintenance Plan, based initially on the existing Biodiversity Survey	Medium term/ JBO, JBDC and University colleagues
	iii. Align the Grounds Maintenance Specification with the Landscape and Ecology Maintenance Plan	Medium term/ JBO, JBDC and University colleagues
	iv. Implement an Invasive Species Control Programme	Short- medium term/ JBDC and University colleagues
	v. Formalise the current strategy for monitoring and controlling pests and diseases	Short- medium term/ JBDC and University colleagues
	vi. Develop a Climate Change mitigation and adaptation strategy	Longer term/ JBO, JBDC and University colleagues

Policy Number	Action	Timescale/ Delivery Group
Combining Conservation & Enhancement of Heritage with Scientific Research		
2a	i. Ensure senior scientific research and telescope engineering representation on the World Heritage Site Steering Committee (currently via both Director and Associate Directors JBCA)	Ongoing/Steering Committee/JBCA
	ii. Ensure senior heritage representation on the Directorate of Jodrell Bank Centre for Astrophysics (currently via Associate Director Public Engagement & Heritage)	Ongoing/JBCA
2b	i. Continue to implement repair and maintenance programme for telescopes/ scientific equipment	Ongoing/JBO and University colleagues
	ii. Continue to make detailed records of modifications to telescopes	Ongoing/JBO
	iii. Continue to carry out conservation and maintenance works on the Lovell Telescope and Mark II Telescopes	Ongoing (major conservation work programme on the Lovell Telescope in progress)/ JBO and University colleagues
	iv. Further develop and implement detailed induction processes which educate staff and contractors about their personal and professional responsibilities to sustain the heritage significance of the Observatory in order to ensure these requirements are taken into account when considering any change.	Ongoing/JBO/University estates
2c	i. Work with local, regional and national agencies to ensure that tourism and visitation benefits are aximized for local and regional communities	Ongoing/JBO and Local Planning Authority
Sustainable Use		
3a	i. Work with local, regional and national agencies to ensure that tourism and visitation benefits are aximized for local and regional communities	Ongoing/ JBDC and appropriate Agencies
3b	i. Work with the local authority and appropriate agencies to mitigate disruption to local communities and residents	Ongoing/ JBDC and appropriate Agencies
	ii. Develop new onsite parking facilities for visitors	Year 1/ JBDC and University colleagues
3c	i. Implement the site-wide sustainable Transport Plan	Short-medium term/ JBO, JBDC, SKAO and University colleagues
	ii. Continue to manage waste using the University of Manchester's Sustainable Waste Plan	Ongoing/ JBO, JBDC, SKAO and University colleagues
Presentation, Education, Visitation		
4a	i. Maintain the site's high standard of visitor management, ensuring national quality accreditation is achieved each year	Ongoing/ JBDC
	ii. Undertake regular visitor surveys and evaluation in order to generate information on which to base developments of the management of the visitor experience	Ongoing/ JBDC
	iii. Publish the Tourism Action Plan following review in 2-3 years	Ongoing/ JBDC
4b	i. Create new arrival facilities in order to mitigate queuing at busy times and provide a more rounded visitor experience	Year 1/ JBDC and University colleagues
	ii. Create a new gallery and projection space, in which visitors can engage with the stories of the history and heritage of the property	Short-medium term/ JBDC and University colleagues
4c	i. Develop programme of guided visits to the Green	Short-medium term/ JBDC and JBO
4d	i. Develop volunteering programme	Year 1/ JBDC
	ii. Hold regular community access days, for both local communities and communities of interest	Ongoing/ JBDC
	iii. Hold regular events for special groups	Ongoing/ JBDC
4e	i. Develop new exhibition and projection content for new gallery and projection space, promoting the OUV of the property and its attributes, along with the values of the World Heritage convention	Short-medium term/ JBDC and JBO
	ii. Develop new outdoor interpretation and audio guide system for the Lovell Telescope	Short-medium term/ JBDC and JBO
	iii. Develop new outdoor interpretation for the guided tour of the Green	Short-medium term/ JBDC and JBO
	iv. Develop AV tour for the guided tour of the Green	Medium-Long term/ JBDC and JBO
	v. Redevelop website in order to promote engagement with the property amongst people who are unable to visit	Short-medium term/ JBDC
4f	i. Create new education facilities in the new gallery and projection space	Short-medium term/ JBDC
	ii. Develop new education material to engage schools groups with the heritage of the property	Short-medium term/ JBDC
	iii. Embed engagement with the heritage of the property within the existing successful schools programme	Short-medium term/ JBDC
	iv. Provide learning opportunities for special groups and bodies	Short-medium term/ JBDC



Policy Number	Action	Timescale/ Delivery Group
Shared Understanding		
5a	i. Review the membership of the Steering Committee every 3 years, in order to ensure that all relevant stakeholder groups are represented.	Ongoing/ Steering Committee
5b	i. Review the WHS Management Plan on a 5-year cycle, including updates on the needs of the Stakeholder group as relevant	Ongoing/ Steering Committee
	ii. Develop a Heritage Partnership Agreement between the site owners, users and relevant stakeholders	Short-medium term/ Historic England, Local Planning Authorities, JBO, University colleagues
5c	i. Develop a strategy of deemed consent	Ongoing/ Steering Committee
5d	i. Review and share information on the obligations of the World Heritage Convention	Ongoing/ Steering Committee
Governance, Resources, Monitoring		
6a	i. Oversee and coordinate the implementation of this Management Plan	Ongoing/ Steering Committee
6b	i. Ensure adequate resources are available for the delivery of this plan	Ongoing/ JBDC with University colleagues
	ii. Identify fundraising opportunities for specific conservation, maintenance and engagement projects and secure funding for these	Ongoing/ JBO & JBDC with University colleagues
6c	i. Appoint a Heritage Officer	Short-medium term/ JBDC with JBO
	ii. Expand JBDC Education and Interpretation team to support delivery of Education, engagement and volunteering plans	Short-medium term/ JBDC
	iii. Review staff training needs and provide relevant training	Short-medium term/ JBO and JBDC
	iv. Explore the possibility of developing formal apprenticeship schemes for various aspects of the conservation, maintenance, visitor management and visitor engagement work undertaken at the property	Short-medium term/ JBO and JBDC
	v. Seek funding to support staffing initiatives where appropriate	Short-medium term/ JBO and JBDC
6d	i. Develop full Monitoring Programme and Plan for the WHS, including timetable and budgets etc	Year 1/ JBDC, JBO, and Steering Committee, with support from Historic England and UNESCO UK
	ii. Prepare biennial monitoring report on implementation of this Action Plan	Ongoing/ Steering Committee
	iii. Review priorities and progress on this Action Plan at regular meetings	Ongoing/ Steering Committee
	iv. Review and update this Action Plan on a 5-year basis	Ongoing/ Steering Committee

Key to terms

- Short-term:** within 3 years of inscription
- Short-medium term:** within 5 years of inscription
- Medium term:** 5-10 years after inscription
- Long term:** > 10 years after inscription
- The University:** The University of Manchester, the site owner and manager
- JBCA:** Jodrell Bank Centre for Astrophysics, research division in the School of Physics and Astronomy of the University
- JBO:** Jodrell Bank Observatory, within JBCA
- JBDC:** Jodrell Bank Discovery Centre, one of the University's Cultural Institutions
- SKAO:** The SKA Organisation, an international research organisation with strong links to JBCA based at Jodrell Bank outside the Property
- Local Planning Authorities:** Cheshire East Council and Cheshire West and Chester Council

5.4 Timetable for first year



Timeframe	Action
2018	
January	Submit Nomination Dossier to UNESCO World Heritage Centre
Autumn	Site visit/ Inspection
Autumn	Begin process of setting up Heritage Partnership Agreement
Autumn	Implement new parking and arrival facilities in visitor area near to property
Ongoing	Steering Committee members will be updated on developments, invited to comment upon issues and invited to attend and participate in relevant events at the property.
Ongoing	JBDC team develop plans for new visitor facilities, Education, Interpretation and Presentation materials
Ongoing	Fundraising for specific projects
2019	
July	Decision of World Heritage Committee
July	Presentation and celebration of inscription
Autumn	Set up regular programme of Ongoing/ Steering Committee meetings
Autumn	Develop Monitoring Programme and Plan and begin implementation
Autumn	Provide briefings and training for all staff and stakeholders on the OUV, Integrity and Authenticity of the WHS and on this Management Plan and Action Plan
Autumn	Develop and implement protocol for undertaking heritage impact assessments (compliant with ICOMOS process)
Autumn	Establish process for annual review of the condition of the Attributes of OUV
Late 2019 / 2020	
	Begin to develop Archaeology programme with guidance from HE and external experts
2020	
Feb/March	Implement new volunteering programme for communities and special groups

6 Implementation

Image: Anthony Holloway

6.1 Financial Resources

Overview

Existing areas of activity at Jodrell Bank are resourced from a variety of sources. The science and engineering research under the management of the Jodrell Bank Centre for Astrophysics is currently funded by the UK Science and Technology Facilities Council, the European Commission, the University of Manchester and various other bodies. Resourcing for visitor facilities and engagement is part-funded by the University of Manchester and part-funded by the operation of the Discovery Centre as a not-for-profit business.

The resourcing required for the management of Jodrell Bank as a World Heritage Site is in addition to this and includes both investment (pre-nomination) and ongoing running costs (post-nomination). This section examines this in the context of the resourcing of existing operations.

Observatory – Operations and Maintenance

The bulk of the management, operation and maintenance of the Observatory, and of the telescopes are already borne by the research budgets at the property. These include funds for the operation of the e-MERLIN network, which includes the Lovell and the Mark II Telescopes, and funds for specific use of the Lovell Telescope e.g. in observations of pulsars.

In addition to this, the University of Manchester contributes circa £200,000 per annum to the 'heritage' costs of the site, which include non-staff costs related to particular repairs and painting etc. This sum is largely spent on the Lovell Telescope, which is the major structure on site,

The University has also committed £15million to a major project to carry out work on the Lovell Telescope, other heritage elements of the site and improve infrastructure, in order to put these on a firm basis for future operation, conservation and maintenance. This project, which will take several years to deliver, is now underway.

Discovery Centre – Presentation, Education and Sustainable Visitation

The Discovery Centre is responsible for managing visitor access to Jodrell Bank, which it facilitates on a 7-day/week basis. The Centre is open most days in the year, with the exception of Christmas and New Year's days. It has a closure week just prior to Christmas to allow for essential maintenance.

The Director oversees around 50 staff (allowing for seasonal variation), who work on a rota basis, covering around 29 FTE roles. Additional staff will be recruited in the near future as part of the University's strategy to manage the heritage of the site in a planned way.

The Discovery Centre is a not-for-profit visitor facility and is part-funded (around 20%) by the University of Manchester. It generates the remainder of its operating income from ticket sales, Cafe commission, shop revenue and event hire etc. The Centre opened in April 2011 and since then (at the time of writing) has increased visitor numbers from around 60,000 (prior to opening) to around 185,000 per annum. This includes just over 26,000 school pupils per annum, who all receive high quality curriculum-linked learning sessions when they visit. The revenue the Centre generates is directly related to visitor numbers, as are the Centre's operating costs.

Further details are provided in the separate draft Tourism Action Plan.

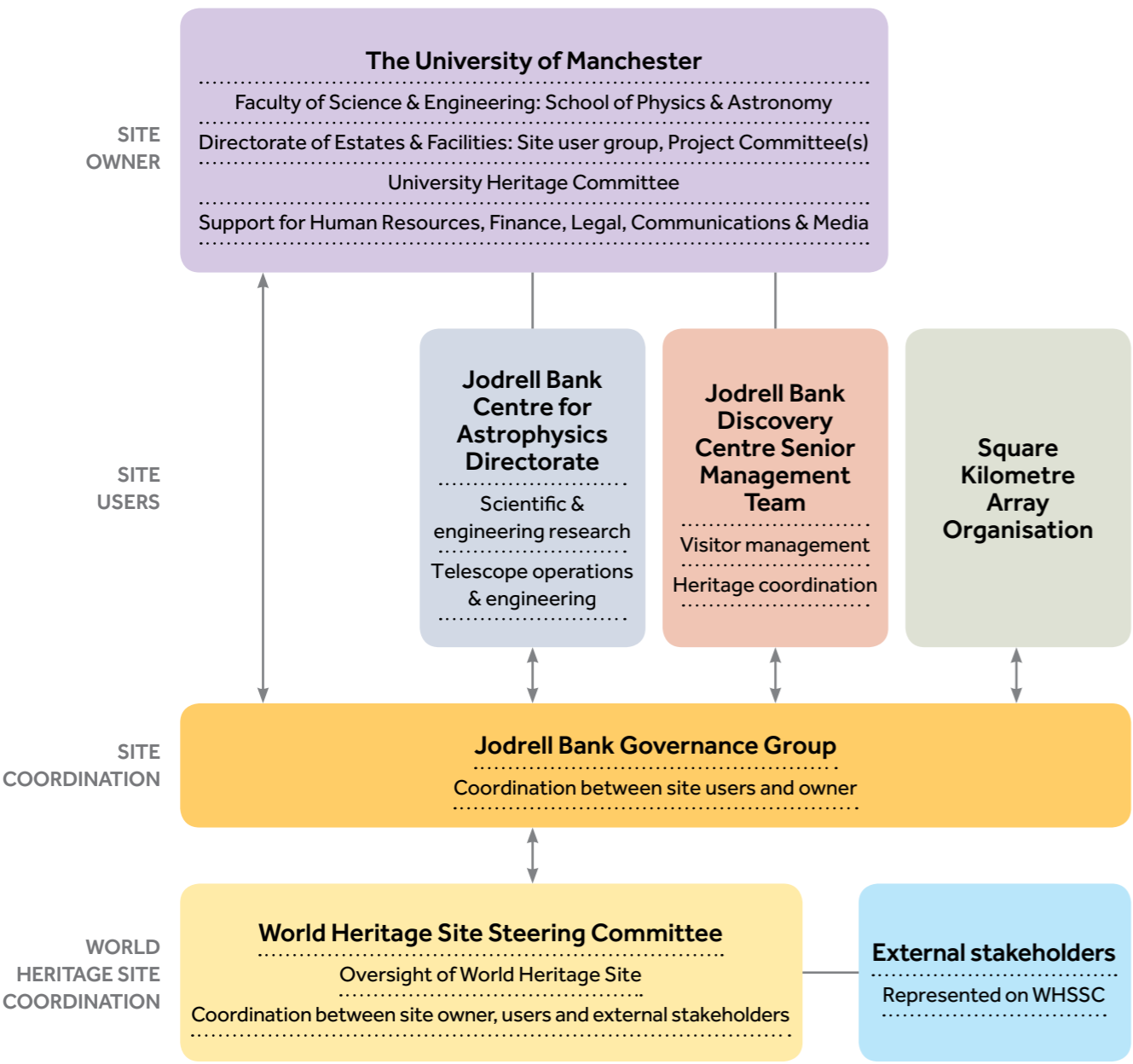
Future Management of the nominated property

The future management of the property will be taken forward by existing University structures described in Section 2.4, augmented by the World Heritage Site Steering Committee (See Figure 6.1).

WHS Coordination will be managed by the Director of the Discovery Centre and an appropriate Steering Committee as described in Section 1.3, that will include all stakeholders, will oversee the way in which the site is managed. It is expected that additional costs of management will be managed via existing budget structures, offset in part by increased revenues generated by increased visitor activity.

It is not anticipated that visitor numbers will increase due to inscription to the extent that major works will be required on the local highways etc. However, an estimated increase of around 30-50% will be accommodated in the new visitor facilities funded by the national Heritage Lottery Fund, UK Government, the University of Manchester and other donors. The operation of this will be supported via a full Business Plan (see Tourism Management Plan) based around visitor numbers in a similar way to the current operation, ensuring its sustainability.

Figure 6.1: Post-inscription management structure at Jodrell Bank site



Major Capital Expenditure

As mentioned above, the University has committed £15million capital investment into the Jodrell Bank site. This is funding a major conservation and restoration project on the Lovell Telescope, as well as some work on the Control Building and other elements of the property.

In addition, in 2018 an investment of £1.8million will be made in extending the current car park, creating a new arrivals plaza and new ticket booths. These are being created in an area in the Buffer Zone, adjacent to the property.

The University is also now working on a major project ('First Light at Jodrell Bank') to create new visitor facilities. The new facilities will also be in the Buffer Zone, near to the new car park and arrivals area. It will also include some conservation work on buildings around the Green on the property itself.

The project has an overall value of around £20.5 million. The project is fully funded, including £12 million from the UK's Heritage Lottery Fund, £4 million from the UK Government and £2.5 million donated from Trusts and Foundations.

The 'First Light' project will deliver further development of the management of the site; will resource 'heritage' staff to work on overseeing the property's heritage assets and engage visitors in appropriate history projects; underpin the development of a new heritage education offer, enable visitors to engage with the area of the property around the Green and, most importantly, create a new gallery in which visitors will be able to learn about and engage with the heritage of the property for the first time.



Artist's impression of the foyer of the proposed First Light Pavilion, a visitor facility focused on the heritage of Jodrell Bank.

6.2 Teams

The WHS Steering Committee

As part of the preparation for the submission of the Nomination Dossier, the WHS Steering Committee was constituted in 2017. Steering Committee members (listed in Section 1.3) have made inputs to this Management Plan as it was developed.

Following the submission of the Nomination Dossier in January 2018, the Steering Committee will remain in place until the decision of the UNESCO Heritage Committee in 2019. Steering Committee members will be updated on developments, invited to comment upon issues and invited to attend and participate in relevant events at the property.

If the World Heritage Committee decide that the property should be inscribed on the World Heritage List, the Steering Committee will then begin its programme of work and regular meetings.

If the application for inscription is deferred, referred (to the State Party) or rejected, the group's purpose and membership will be reviewed.

Development team for a strategy of deemed consent

As described in Section 3.3.4, the site managers plan to establish a strategy of deemed consent in order to make the planning system more efficient without reducing heritage protection. The shared understanding (based on OUV and the significance of the site) will build upon the excellent working relationship that already exists between JBO, Historic England, the University of Manchester Division of Estates and the Local Planning Authority. Representatives of these bodies will be convened in 2018 in order to begin the process. Once it is established, oversight of the strategy will revert to the WHS Steering Committee.

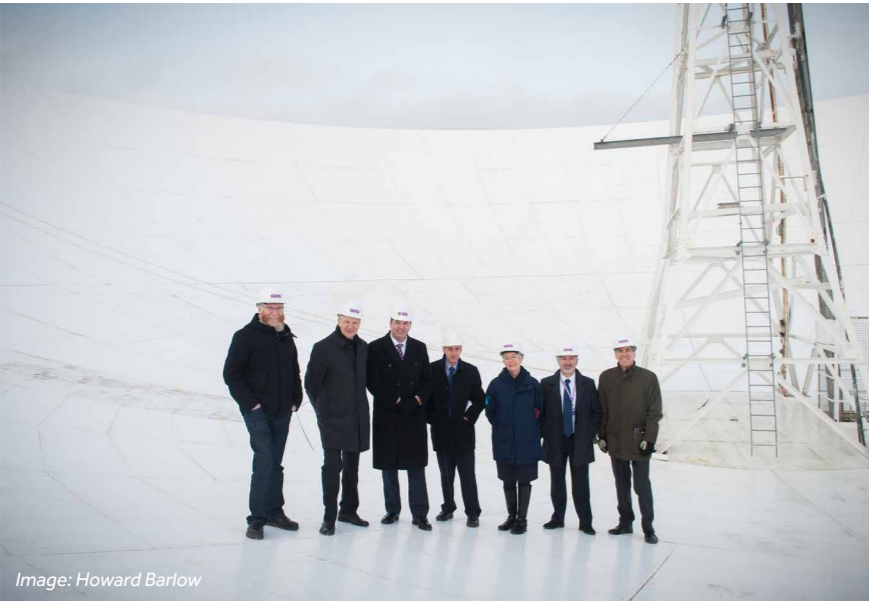


Image: Howard Barlow

The Jodrell Bank Observatory Team

The Observatory is responsible for the management, maintenance and conservation of the telescopes on the property (the Lovell, Mark II, 42ft and 21ft telescopes). They are also responsible for the telescopes at remote e-MERLIN sites (Pickmere, Darnhall, Knockin, Defford and Cambridge) which are also part of the Observatory's current operations.

Observatory staff comprise approximately 60 technicians, engineers and astronomers who work directly on or with the telescopes at the site on a daily basis. Their maintenance and conservation regimes have been developed over decades, and the fact that the telescopes are in superb condition is evidence of the high level of skill in this team.

In addition to this, there is a group of academic astronomers in the Jodrell Bank Centre for Astrophysics (JBCA, of which the Observatory is part and which has around 150 members), some of whom also use the telescopes for their research. Astronomers worldwide also use the Observatory instruments, either on their own or in collaboration with Jodrell Bank scientists. Time on the telescopes is allocated competitively between the various potential users. Operations are typically carried out by observatory staff with data being accessed remotely by astronomers across the world. The team also maintains and manages associated scientific equipment (e.g. signal processing equipment, supercomputers etc).

The Directorate of JBCA meets monthly and decides on the prioritisation and allocation of resources, the development of strategic objectives, operational planning, communication and institute policy. The Directorate includes the Associate Director for the Observatory and the Associate Director for Public Engagement & Heritage.

Weekly Observatory engineering meetings are chaired by the Associate Director of the Observatory and attended by all lead engineers. This team is responsible for the maintenance and conservation of telescopes, all of which are inspected and maintained regularly. Conserving and enhancing the authenticity/integrity of telescopes and scientific equipment, as far as practicable, is key to management and maintenance regimes, alongside their scientific priorities.

The Lovell Telescope is inspected daily during operations by highly specialised staff (this is critical to prevent damage). A more detailed inspection and regular maintenance is carried out weekly (involving approximately 8 hours downtime) and reported to weekly engineering meetings.

A rolling programme of repairs, upgrades and maintenance is in place for all telescopes on site (covering weekly, monthly, three-monthly schedules etc). Major proactive and reactive maintenance tasks and painting are planned on an annual basis. The Lovell Telescope is taken out of service for up to 2-3 months each summer so that major tasks can be delivered when the weather and daylight conditions are most favourable.

The University Estates team manage the non-technical 'Observatory' estate and buildings, in collaboration with Observatory staff. Contractors currently maintain the landscape elements according to a Grounds Maintenance Specification. Buildings are maintained and inspected on a continuing basis.

As the ICOMOS/IAU Thematic Study on Astronomical Heritage describes, it is essential that 'the specificities of astronomical heritage management' are addressed in the Management Plan for an astronomical property.

In the case of Jodrell Bank Observatory, this is relatively simple to address. The JBCA's Associate Director for Public Engagement & Heritage takes oversight of these on behalf of the Observatory as a whole, while the expert team of engineers, technicians and astronomers who work at the site address the delivery of these as a matter of course. This is a significant advantage stemming from the property being a working Observatory.

The Observatory team also works closely with advisors at Historic England and Cheshire East local authority. These external experts provide advice and guidance on maintenance and conservation of the fabric of the site. They also provide advice on 'addressing the gaps' in terms of skills needed as the property implements its action plan for the future.

The Jodrell Bank Discovery Centre Team

The staff team in the Jodrell Bank Discovery Centre has all the appropriate expertise required for managing visitors to the site, as well as its presentation and delivery via education programmes. The team, which now numbers around 50, has a high level of education in the sector, including first degrees in appropriate subjects, alongside post-graduate and professional qualifications in public engagement, education, marketing etc, as well as many years of experience working in this sector.

New staff are recruited to very high standards and training is provided for any new staff members with skills or experience gaps. The University has a well-developed and diverse Staff Training and Development scheme.

The new 'First Light at Jodrell Bank' project includes the recruitment of a specialist heritage manager.

The Director of the Discovery Centre will act as overall Coordinator of the World Heritage Site process. The Discovery Centre's Deputy Director will oversee Presentation and Responsible Visitation and the Discovery Centre's Head of Education and Interpretation will oversee Education and Interpretation.

The wider team at The University of Manchester

The skills required for managing archives and collections, as well as training, advice and support, are provided by colleagues within the University. Chief amongst these are the University's Historian and Heritage Manager, the Keeper of Collections at the John Rylands University Library and Curators at Manchester Museum (which is part of University). The National Jodrell Bank Archive is kept in archive conditions in the University Library and Manchester Museum has some objects related to Jodrell Bank kept in its storage spaces.

In addition to this, the University provides support in a number of key areas, including financial and legal oversight, HR, Communications and Fundraising.

Specialist Structural expertise

Significant repairs to the Lovell Telescope are typically carried out by external teams of specialist structural engineers, working to specifications defined by the Observatory's team of engineers and astronomers.

All painting of the Lovell Telescope is carried out by an external project team, which works in planned phases each summer.

External contracts are overseen by the University's Directorate of Estates, which engages a full project team including contract administrators, CDM coordinators, principal contractor and sub- contractors.

Industrial and Technological Archaeology

The most significant 'gap' in terms of the skills required to uncover, conserve, maintain and celebrate the heritage of the property is in Archaeology. In order to address this, the property managers, with the advice of Historic England and Cheshire East Conservation Officers, commission archaeologists as needed, to provide advice; supervise and carry out activities (e.g. the survey of the Transit Telescope site); and document progress and findings. This area will be developed further I the action plan.



School students work with the education team at the Jodrell Bank Discovery Centre and The University of Manchester's School of Arts, Languages & Culture to explore the site's heritage.

7 Monitoring plan



Image: Anthony Holloway

Jodrell Bank Observatory has the advantage of having been in single ownership since its inception. The property owner, The University of Manchester oversees all activities within its boundaries, and is responsible for the maintenance and upkeep of all its elements. This means that all Attributes that carry the OUV of the property are within its control and have already been monitored for decades.

A staff of approximately 60 technicians, engineers and scientists work directly on or with the Lovell Telescope and Mark II Telescope on a daily basis. Both are inspected daily during operations by highly specialised staff (this is critical to prevent damage). A more detailed inspection and regular maintenance is carried out weekly (involving approximately 8 hours downtime) and reported to the weekly engineering meeting. A rolling programme of repairs, upgrades and maintenance is in place (covering weekly, monthly, three-monthly schedules etc). Major proactive and reactive maintenance tasks and painting are planned on an annual basis and carried out every summer, when the Lovell Telescope is taken out of service for up to 2-3 months, dependent on the nature of the work being undertaken.

All significant repairs to the Lovell Telescope are carried out in consultation with external structural engineers and all painting is carried out under the aegis of the University's Estates Directorate, who engages a full project team including contract administrators and CDM coordinators to manage the principal contractor and their sub- contractors.

The Observatory also works alongside the University Estates team to manage the 'Observatory' Estate and buildings. Contractors currently maintain the landscape elements according to a Grounds Maintenance Specification. Buildings are maintained and inspected on a continuing basis.

Working with the University Directorate of Estates, the Jodrell Bank Discovery Centre (JBDC) manages and maintains the estate and buildings open to the public. Contractors carry out maintenance works relating to buildings and look after part of the soft landscape (including boundary hedges, grassed areas, weed control and litter clearance). Other soft landscape features (e.g. the gardens) are managed and maintained by members of the Discovery Centre Team. Landscape infrastructure components (fences, interpretation boards, pathways etc.) are currently managed and maintained on an informal basis. Staff from the University of Manchester's Arboricultural Team inspect trees onsite and carry out and/or commission necessary arboricultural works.

A condition survey for the property, which will use the original Conservation Management Plan and Gazetteer as a baseline, will be commissioned every 5 years from external consultants.

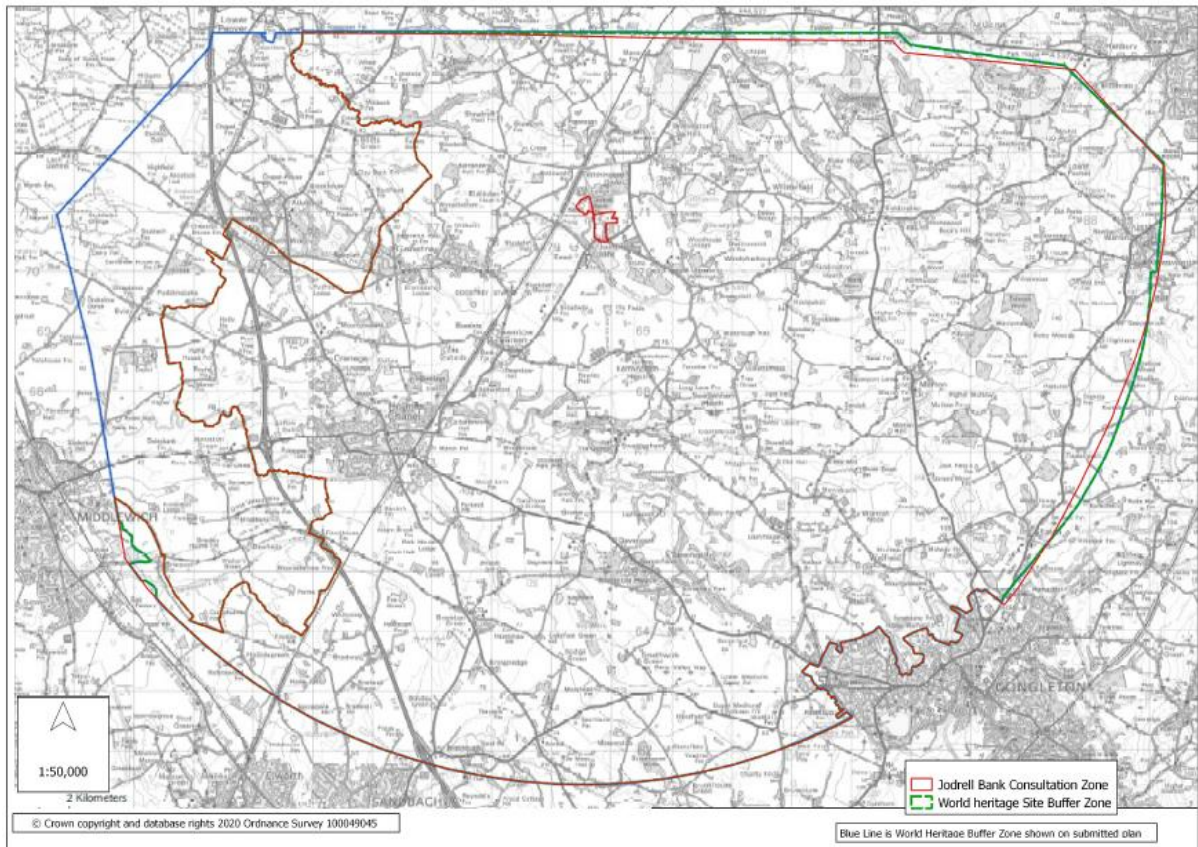
7.1 Indicators

A table of key indicators is provided below categorised according to the elements of the property being addressed. The periodicity of the review of each of these indicators is also included.

Category	Periodicity	Indicator
Condition of the Lovell and Mark II Telescopes	Annually	<ul style="list-style-type: none">• Days lost to planned maintenance• Days lost to unplanned maintenance• Days lost to high wind• Days lost for other reasons (to be specified)• Description of maintenance tasks undertaken, including engineering specification if relevant, budget, time taken, illustrated by photographs as appropriate, comments by conservation officer and Historic England as appropriate
Any major conservation projects on the Lovell and Mark II Telescopes	Annually	<ul style="list-style-type: none">• Reports on any major conservation projects underway, to include:<ul style="list-style-type: none">- Description of work including extent of structure concerned, engineering specifications- Heritage Impact Assessments- Comments from conservation officer and Historic England as appropriate- Time before the project is due to be completed- Estimated budget required- Illustrated by photographs as appropriate• Reports on any major conservation projects which appear likely to be required in future, to include:<ul style="list-style-type: none">- Description of work including extent of structure concerned, engineering specifications- Comments from conservation officer and Historic England as appropriate- Estimated timescale before work to start- Estimate of time required to complete- Estimate of budget required
Repairs and maintenance to Observatory Buildings	Annually	<ul style="list-style-type: none">• General update on use of building• Description of any works carried out, including budget, estimate of time taken, illustrated by photographs as appropriate• Relevant Heritage Impact Assessments• Report from conservation officer on any works to listed buildings (Control Building, Cosmic Noise Hut, Electrical Workshop, Park Royal)• Description of any future work identified to be required, including estimated budget and time required, illustrated by photographs as appropriate• Photographs of building from several specified external and internal locations, for comparison to previous years
Conservation and maintenance to archaeological remains	Annually	<ul style="list-style-type: none">• Description of any works carried out, including budget, estimate of time taken, volunteer days, illustrated by photographs as appropriate• Relevant Heritage Impact Assessments• Report from conservation officer on any works to listed building (Searchlight Aerial)• Description of any future work identified to be required, including estimated budget and time required, illustrated by photographs as appropriate• Photographs of remains from several specified locations, for comparison to previous years
Maintenance to Landscape areas	Annually	<ul style="list-style-type: none">• Description of any works carried out, including budget, estimate of time taken, volunteer days, illustrated by photographs as appropriate• Description of any future work identified to be required, including estimated budget and time required, illustrated by photographs as appropriate• Photographs of landscape from several specified locations, for comparison to previous years• Heritage Impact Assessments
Level of visitation	Annually	<ul style="list-style-type: none">• Visitor numbers,• Evaluation of visitor satisfaction• Education programme numbers• Evaluation of education programme• Assessment of level of impact on property
Condition survey of property	5 yearly	<ul style="list-style-type: none">• Condition survey report to collate the annual reporting and provide update to the conservation management plan
Conservation	5 yearly	<ul style="list-style-type: none">• Updated version of Conservation Management Plan
Conservation Management Plan		



11. Appendix 5: Defined JBO Consultation Zone



12. Appendix 6: Schedule of Relevant Appeal Decisions

- 12.1 Land Off Main Road, Goostrey. Planning Appeal Reference: [APP/R0660/W/15/312954](#). Appeal dismissed.
- 12.2 Brickbank Farm, Boothbed Lane, Goostrey. Planning Appeal Reference [APP/R0660/W/21/3267030](#). Appeal dismissed.
- 12.3 Rose Bank, Twemlow Lane, Cranage, Crewe CW4 8E. Planning Appeal Reference: [APP/R0660/W/19/3224057](#). Appeal dismissed.
- 12.4 Over Peover Methodist Church, Cinder Lane, Over Peover. Planning Appeal Reference: [APP/R0660/W/19/3226479](#). Appeal dismissed.
- 12.5 Macclesfield Road, Holmes Chapel. Planning Appeal Reference: [APP/R0660/W/18/3214286](#). Appeal dismissed.
- 12.6 Maintenance Shed at the Coach House, Peover Lane, Chelford. Planning Appeal Reference: [APP/R0660/W/18/3204248](#). Appeal dismissed.
- 12.7 Coachman's Cottage, Macclesfield Road, Jodrell Bank. Planning Appeal Reference: Appeal Ref: [APP/R0660/W/18/3206533](#). Appeal dismissed.
- 12.8 Crossmere Farm, Davenport Lane, Brereton Heath. Planning Appeal Reference: Appeal Ref: [APP/R0660/W/18/3202847](#). Appeal dismissed.
- 12.9 Moss Nook, Moss Lane, Brereton Heath. Planning Appeal Reference: Appeal Ref: [APP/R0660/W/18/3206467](#). Appeal allowed.
- 12.10 51 Main Road, Goostrey. Planning Appeal Reference: Appeal Ref: [APP/R0660/W/18/3218817](#). Appeal dismissed.

13. Glossary

Development	Defined by the Town and Country Planning Act 1990 as “the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change of use of any building or other land.” Most forms of development require planning permission, unless expressly granted planning permission via a development order.
Development Plan	This includes adopted Local Plans and Neighbourhood Plans and is defined in Section 38 of the Planning and Compulsory Planning Act 2004
Design and Access Statement	A short report accompanying and supporting a planning application. They provide a framework for applicants to explain how a proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users An explanation of
Habitats Regulations Assessment	The process that competent authorities must undertake to consider whether a proposed development plan or programme is likely to have significant effects on a European site designated for its nature conservation interest.
Heritage Impact Assessment	An assessment of a proposal on heritage matters
Jodrell Bank Consultation Zone	The area around Jodrell Bank Observatory within which Policy SE14 of the CELPS applies
Landscape Value Impact Assessment	An assessment of the landscape value of an area and determination of a proposals impact on that landscape
Local Plan	<p>The plan for the development of the local area, drawn up by the local planning authority in consultation with the community.</p> <p>In law this is described as the Development Plan Documents adopted under the Planning and Compulsory Purchase Act 2004.</p> <p>Current core strategies or other planning policies, which under the regulations would be considered to</p>

be Development Plan Documents, form part of the Local Plan. This term includes old policies which have been saved under the 2004 Act.

Local Plan Strategy	Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy.
Local Planning Authority	The local authority or council that is empowered by law to exercise planning functions. In the case of this SPD, the Local Planning Authority is Cheshire East Council.
Neighbourhood Plan	A plan prepared by a parish council or neighbourhood forum for a particular neighbourhood area (made under the Planning & Compulsory Purchase Act 2004).
Radio Interference Assessment	Technical assessment of the impact of a proposals electrical devices on the efficiency of JBO telescopes
Site Allocations and Development Policies Document	Part of the Local Plan which will contain land allocations and detailed policies and proposals to deliver and guide the future use of that land.
Supplementary Planning Document	A Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Documents.
Sustainability Appraisal	An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.
Strategic Environmental Appraisal	SEA is a process and a tool for evaluating the effects of proposed policies, plans and programmes on natural resources, social, cultural and economic conditions and the institutional environment in which decisions are made.
Viability Study	A report, including a financial appraisal, to establish the profit or loss arising from a proposed development. It will usually provide an analysis of both the figures inputted and output results together with other matters of relevance. An assessment will

normally provide a judgement as to the profitability, or loss, of a development.

Draft Jodrell Bank Supplementary Planning Document

Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report

Introduction and Purpose

1. Cheshire East Council has produced a draft Jodrell Bank Supplementary Planning Document ("SPD"). The purpose of the SPD is to provide guidance on development with World Heritage Site, adding further detail and guidance to policies contained within the Development Plan.
2. The Development Plan for Cheshire East consists of the Local Plan Strategy ("LPS") and 'saved' policies in the Crewe and Nantwich, Congleton and Macclesfield Local Plans. In addition, made Neighbourhood Plans also form part of the Development Plan.
3. The policy framework for the SPD is contained mostly in the LPS, with a particular focus on Policy SE14 Jodrell Bank.
4. The Council is also in the process of preparing the second part of its Local Plan, called the Site Allocations and Development Policies Document ("SADPD"). The Revised Publication Draft SADPD (consulted on between 26 October and 23 December 2020) contains a number of emerging policies on matters including Policy HER9 'World Heritage Site'. The draft Jodrell Bank SPD is being prepared in conformity with the LPS and the emerging SADPD.
5. This screening report is designed to determine whether or not the contents of the draft Jodrell Bank SPD require a Strategic Environmental Assessment ("SEA") in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004. The report also addresses whether the draft Jodrell Bank SPD has a significant adverse effect upon any internationally designated site(s) of nature conservation importance and thereby subject to the requirements of the Habitats Regulations. The report contains separate sections that set out the findings of the screening assessment for these two issues.
6. This statement, alongside the draft Jodrell Bank SPD, will be the subject of consultation in accordance with the relevant regulations and the Council's Statement of Community Involvement from the XXXX to XXXX. This will include consultation with the relevant

statutory bodies (Natural England, Environment Agency and Historic England), and Manchester University. Comments received during the consultation on the draft Jodrell Bank SPD and this statement will be reflected in future updates to this document.

Strategic Environmental Assessment Screening

Legislative Background

7. The objective of SEA is to provide for a high level of protection of the environment with a view to promoting the achievement of sustainable development. It is a requirement of European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (also known as the SEA Directive). The Directive was transposed in UK law by the Environmental Assessment of Plans and Programmes Regulations 2004, often known as the SEA Regulations.
8. Article 3(3) and 3(4) of the regulations make clear that SEA is only required for plans and programmes when they have significant environmental effects. The 2008 Planning Act removed the requirement to undertake a full Sustainability Appraisal for a SPD although consideration remains as to whether the SPD requires SEA, in exceptional circumstances, when likely to have a significant environmental effect(s) that has not already been assessed during the preparation of a Local Plan. In addition, planning practice guidance (PPG – ref Paragraph: 008 Reference ID: 11-008-20140306) states that a SEA is unlikely to be required where an SPD deals only with a small area at local level, unless it is considered that there are likely to be significant environmental effects.

Overview of draft Jodrell Bank SPD

9. The purpose of the draft Jodrell Bank SPD is to provide further guidance on the implementation of LPS policy SE 14 (“Jodrell Bank”).
10. It is important to note that policies in the LPS were the subject of Sustainability Appraisal, which incorporated the requirements of the SEA regulations (as part of an Integrated Sustainability Appraisal). The likely significant environmental effects have already been identified and addressed – the SPD merely provides guidance on existing policies. The LPS Integrated Sustainability Appraisal has informed this SPD screening assessment.
11. SEA has been undertaken for policy SE14 (“Jodrell Bank”) as part of the Integrated Sustainability Appraisal that supported the LPS. For the purposes of compliance with

the UK SEA Regulations and the EU SEA directive, the following reports comprised the SA “Environmental Report”:

- SD 003 – LPS Submission Sustainability (Integrated) Appraisal (May 2014);
- PS E042 – LPS Sustainability (Integrated) Appraisal of Planning for Growth Suggested Revisions (August 2015);
- RE B006 – LPS Sustainability (Integrated) Appraisal Suggested Revisions to LPS Chapters 9-14 (September 2015);
- RE F004 – Sustainability (Integrated) Appraisal – Proposed Changes (March 2016);
- PC B029 – Sustainability (Integrated) Appraisal - Proposed Changes to Strategic and Development Management Policies (July 2016);
- PC B030 – Sustainability (Integrated) Appraisal - Proposed Changes to Sites and Strategic Locations (July 2016);
- MM 002 - Sustainability (Integrated) Appraisal - Main Modifications Further Addendum Report.

12. In addition, an SA adoption statement was prepared in July 2017 to support the adoption of the LPS. It should also be noted that the emerging SADPD and the policies contained in it have also been supported by a Sustainability Appraisal (incorporating the requirements for the SEA directive).

SEA Screening Process

13. The council is required to undertake a SEA screening to assess whether the draft Jodrell Bank SPD is likely to have significant environmental effects. If the draft Jodrell Bank SPD is considered unlikely to have significant environmental effects through the screening process, then the conclusion will be that SEA is not necessary. This is considered in Table 1 below:-

Table 1: Establishing the need for a SEA

Stage		Decision	Rationale
1.	Is the SPD subject to preparation and/or adoption by a national, regional or local authority OR prepared through a legislative procedure by Parliament or Government? (Art. 2 (a)).	Yes	The SPD will be prepared and adopted by Cheshire East Borough Council.

2.	Is the SPD required by legislation, regulatory or administrative provisions? (Article. 2 (a)).	No	The Council's Local Development Scheme (2020 – 2022) does not specifically identify the need to produce a draft Jodrell Bank SPD.
3.	Is the SPD prepared for agricultural, forestry, fisheries, energy, industry, transport, waste management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Article 3.2 (a)).	No	The SPD is being prepared for town and country planning use. It does not set a framework for future development consent of projects in Annexes I and II to the EIA Directive (Article 3.2 (a)). Whilst some developments to which the guidance in the SPD applies would fall within Annex II of the EIA Directive at a local level, the SPD does not specifically plan for or allow it.
4.	Will the SPD, in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive? Art 3.2 (b)).	No	A Habitats Regulations Assessment has been undertaken for the LPS and emerging SADPD. The SPD does not introduce new policy or allocate sites for development. Therefore, it is not considered necessary to undertake a HRA assessment for the SPD. This conclusion has been supported by an HRA screening assessment as documented through this report.
5	Does the SPD determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art 3.3)	No	The SPD will not determine the use of small areas at a local level. The SPD provides guidance on the how applicants should demonstrate the delivery of Jodrell Bank, but it does not specifically determine the use of small areas at a local level. The SPD will be a material consideration in decision taking.
6.	Does the SPD set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Art. 3.4)	No	The LPS and emerging SADPD provide the framework for the future consent of projects. The SPD elaborates upon approved and emerging policies and does not introduce new policy or allocate sites for development.

14. The SPD is considered to not have a significant effect on the environment and therefore SEA is not required. However, for completeness, Table 2 assesses whether the draft SPD will have any significant environmental effects using the criteria set out in Annex II of SEA Directive 2001/42/EC¹ and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004².

Table 2: assessment of likely significance of effects on the environment

¹ <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042&from=EN>

² http://www.legislation.gov.uk/ukxi/2004/1633/pdfs/ukxi_20041633_en.pdf

SEA Directive Criteria Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	Summary of significant effects, scope and influence of the document	Is the Plan likely to have a significant environmental effect (Yes / No)
1.Characteristics of the SPD having particular regard to:		
(a) The degree to which the SPD sets out a framework for projects and other activities, either with regard to the location, nature, size or operating conditions or by allocating resources.	<p>Guidance is supplementary to policies contained in the LPS and emerging SADPD, both of which have been the subject of SA / SEA. The policies provide an overarching framework for development in Cheshire East.</p> <p>The draft Jodrell Bank SPD provides further clarity and certainty to form the basis for the submission and determination of planning applications, consistent with policies in the LPS.</p> <p>Final decisions will be determined through the development management process.</p> <p>No resources are allocated.</p>	No
(b) The degree to which the SPD influences other plans and programmes including those in a hierarchy.	The draft SPD is in general conformity with the LPS, which has been subject to a full Sustainability Appraisal (incorporating SEA). It is adding more detail to the adopted LPS and other policies in the Development Plan including the emerging SADPD, which has itself been the subject of Sustainability Appraisal. Therefore, it is not considered to have an influence on any other plans and programmes.	No
(c) The relevance of the SPD for the integration of environmental considerations in particular with a view to promoting sustainable development.	The draft SPD promotes sustainable development, in accordance with the NPPF (2019) and LPS policies. The LPS has been the subject of a full Sustainability Appraisal (incorporating SEA). The draft SPD has relevance for the integration of environmental considerations and promotes sustainable development by providing guidance on the delivery of Jodrell Bank in the borough.	No
(d) Environmental problems relevant to the SPD.	There are no significant environmental problems relevant to the SPD.	No
(e) The relevance of the SPD for the implementation of Community legislation on the environment (for example plans and programmes related to waste management or water protection).	The draft SPD will not impact on the implementation of community legislation on the environment.	No
2.Characteristics of the effects and area likely to be affected having particular regard to:		

SEA Directive Criteria Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	Summary of significant effects, scope and influence of the document	Is the Plan likely to have a significant environmental effect (Yes / No)
(a)The probability, duration, frequency and reversibility of the effects.	The draft SPD adds detail to adopted LPS policy; itself the subject of SA.	No
(b)The cumulative nature of the effects of the SPD.	The draft SPD adds detail to adopted LPS policy, itself the subject of SA. The SA associated with the LPS and emerging SADPD have considered relevant plans and programmes. No other plans or programmes have emerged that alter this position.	No
(c)The trans-boundary nature of the effects of the SPD.	Trans-boundary effects will not be significant. The draft SPD will not lead to any transboundary effects as it just providing additional detail regarding the implementation of policy SE14 in the LPS and does not, in itself, influence the location of development.	No
(d)The risks to human health or the environment (e.g. due to accident).	The draft SPD will not cause risks to human health or the environment as it is adding detail to environmental policies in the Local Plan.	No
(e)The magnitude and spatial extent of the effects (geographic area and size of the population likely to be affected) by the SPD.	The draft SPD covers the Cheshire East administrative area. The draft SPD will assist those making planning applications in the borough.	No
(f)The value and vulnerability of the area likely to be affected by the SPD due to: <ul style="list-style-type: none"> • Special natural characteristics of cultural heritage • Exceeded environmental quality standards or limit values • Intensive land use. 	The draft SPD will not lead to significant effects on the value or vulnerability of the area. It is adding detail regarding the implementation of environmental policy SE14 in the LPS, and does not, in itself, influence the location of development.	No
(g)The effects of the SPD on areas or landscapes which have recognised national Community or international protected status.	The SPD does not influence the location of development, so will not cause effects on protected landscape sites.	No

Conclusion and SEA screening outcome

15. The SPD is not setting new policy; it is supplementing and providing further guidance on an existing LPS policy. Therefore, it is considered that an SEA is not required on the draft Jodrell Bank SPD. This conclusion will be revisited following consideration of the views of the three statutory consultees (the Environment Agency, Historic England and Natural England) and if there are significant changes to the SPD following public consultation.

Habitats Regulations Assessment Statement

16. The Council has considered whether its planning documents would have a significant adverse effect upon the integrity of internationally designated sites of nature conservation importance. European Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna (Habitats Directive) provides legal protection to habitats and species of European importance. The principal aim of this directive is to maintain at, and where necessary restore to, favourable conservation status of flora, fauna and habitats found at these designated sites.
17. The Directive is transposed into English legislation through the Conservation of Habitats and Species Regulations 2017 (a consolidation of the amended Conservation of Habitats and Species Regulations, 2010) published in November 2017.
18. European sites provide important habitats for rare, endangered or vulnerable natural habitats and species of exceptional importance in the European Union. These sites consist of Special Areas of Conservation (SACs, designated under the EU Directive 92/43/EEC on the conservation of natural habitats and of fauna and flora (Habitats Directive)), and Special Protection Areas (SPAs, designated under EU Directive 2009/147/EC on the conservation of wild birds (the Birds Directive)). Government policy requires that Ramsar sites (designated under the International Wetlands Convention, UNESCO, 1971) are treated as if they are fully designated European sites for the purposes of considering development proposals that may affect them.
19. Spatial planning documents may be required to undergo Habitats Regulations Screening if they are not directly connected with or necessary to the management of a European site. As the draft Jodrell Bank SPD is not connected with, or necessary to, the management of European sites, the HRA implications of the SPD have been considered.
20. A judgement, published on the 13 April 2018 (People Over Wind and Sweetman v Coillte Teoranta (C-323/17) clarified that measures intended to avoid or reduce the harmful effects of a proposed project on a European site may no longer be taken into account by competent authorities at the Habitat Regulations Assessment “screening stage” when judging whether a proposed plan or project is likely to have a significant effect on the integrity of a European designated site.
21. Both the LPS and emerging SADPD have been subject to HRA.

22. The draft Jodrell Bank SPD does not introduce new policy; it provides further detail to those policies contained within the LPS. The HRA concluded that policies s SE 14 “Jodrell Bank” could not have a likely significant effect on a European Site. The same applies to the draft Jodrell Bank SPD. The draft Jodrell Bank SPD in itself, does not allocate sites and is a material consideration in decision taking, once adopted.
23. The draft Jodrell Bank SPD either alone or in combination with other plans and programmes, is not likely to have a significant effect on any European site. Therefore, a full Appropriate Assessment under the requirements of the Habitats Regulations is not required.

Conclusion and HRA screening outcome

24. Subject to views of the three statutory consultees (the Environment Agency, Historic England and Natural England), this screening report indicates that an Appropriate Assessment under the Habitats Regulations is not required.

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EQUALITY IMPACT ASSESSMENT

TITLE: Draft Jodrell Bank Supplementary Planning Document (“SPD”)

VERSION CONTROL

Date	Version	Author	Description of Changes
24.05.2021	1	Tom Evans	Initial Draft
-	-	Sarah Walker	EDI sign off

EQUALITY IMPACT ASSESSMENT

CHESHIRE EAST COUNCIL - EQUALITY IMPACT ASSESSMENT

Stage 1 Description: Fact finding (about your policy / service /

Department	Strategic Planning		Lead officer responsible for assessment		Tom Evans, Neighbourhood Plan Manager	
Service	Environmental and Neighbourhood Services		Other members of team undertaking assessment		Tom Evans, Neighbourhood Plan Manager	
Date	24/05/2021		Version 1			
Type of document (mark as appropriate)	Strategy YES	Plan	Function	Policy	Procedure	Service
Is this a new/ existing/ revision of an existing document (please mark as appropriate)	New YES		Existing		Revision	
Title and subject of the impact assessment (include a brief description of the aims, outcomes , operational issues as appropriate and how it fits in with the wider aims of the organisation) Please attach a copy of the strategy/ plan/ function/ policy/ procedure/ service	<p>Draft Jodrell Bank Supplementary Planning Document (“SPD”)</p> <p><u>Background</u></p> <p>Supplementary Planning Documents (“SPDs”) provide further detail to the policies contained in the development plan. They can be used to provide guidance for development on specific sites, or on particular issues, such as design. SPDs are capable of being a material consideration in planning decisions but are not part of the development plan. They must be consistent with national planning policy, must undergo consultation and must be in conformity with policies contained within the Local Plan.</p> <p>The council has prepared a draft Jodrell Bank SPD for consultation. The draft SPD provides additional guidance on the implementation of policy SE14 (“Jodrell Bank”), in the council’s Local Plan Strategy, adopted in July 2017. The SPD, once adopted, should assist applicants when making planning applications, and the council in determining them. The SPD provides further guidance on existing policies, rather than setting a new policy approach in relation to biodiversity and habitats.</p> <p>The SPD has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, the National Planning Policy Framework and National Planning Practice Guidance.</p>					

EQUALITY IMPACT ASSESSMENT

	<p>The SPD has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended by the Local Planning, Development Management Procedure, Listed Buildings etc (England) (Coronavirus) (Amendment) Regulations 2020), the National Planning Policy Framework and National Planning Practice Guidance.</p> <p>An Equalities Impact Assessment was prepared alongside the integrated Sustainability Appraisal work which supported the Local Plan Strategy. An Equalities Impact Assessment has also been prepared to support the emerging Site Allocations and Development Policies Document. The assessment found that the LPS policies (including policies particularly relevant to the SPD) and emerging SADPD are unlikely to have negative effects on protected characteristics or persons identified under the Equality Act 2010.</p>
Who are the main stakeholders and have they been engaged with? (e.g. general public, employees, Councillors, partners, specific audiences, residents)	Public consultation will take place on the draft SPD for four weeks in accordance with the Town and Country Planning ((Local Planning) (England) Regulations 2012) and the council's adopted Statement of Community Involvement. This will include the general public, town and parish councils, statutory consultees, elected members, consultees who have registered on the strategic planning database.
What consultation method(s) did you use?	<p>The council prepares a Statement of Community Involvement which provides detail on how it will consult on Local Plan documents and SPDs. This includes the availability of documents, how residents and stakeholders will be notified etc. The council's Local Plan consultation database, which will be notified of the consultation, also includes a number of organisations who work alongside groups with protected characteristics in the borough.</p> <p>Once consultation has taken place on the draft SPD, all comments received will be reviewed before consideration is given to any amendments required. A report of consultation will be prepared alongside the final version of the SPD and this will also be subject to further consultation. This EIA will be kept updated as the draft SPD progresses.</p>

Stage 2 Initial Screening

Who is affected and what evidence have you considered to arrive at this analysis? (This may or may not include the stakeholders listed above)	Ward councillors. Those living and working in the borough, property owners, landowners and developers, clinical commissioning group, special interest groups.
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EQUALITY IMPACT ASSESSMENT

Who is intended to benefit and how?	JBO has been identified as a world heritage site which means it demonstrates characteristics which are of outstanding universal value to the human race. Whilst the operators of JBO itself will benefit from additional planning guidance which supports management of development here, the continued operation of the site, and its successful management is beneficial to all of humanity. The SPD will provide additional guidance on the implementation of existing planning policies related to the assessment of planning applications on matters relating to development within the identified boundaries of the World Heritage Site. The control of development in this area is essential to the continued functional operation of JBO which research, jobs and the visitor economy in Cheshire East.							
Could there be a different impact or outcome for some groups?	No, the SPD builds upon existing planning policy guidance and provides further information about how the council will consider planning applications. The provision of guidance on how development will be treated within the World Heritage Site of Jodrell Bank will assist in clarifying when development could harm the outstanding universal value of the site and its continued operation. The SPD, in applying additional guidance to assist in the interpretation of planning policies should be beneficial to a wide variety of groups including communities, landowners and developers within the identified boundary of the World heritage Site.							
Does it include making decisions based on individual characteristics, needs or circumstances?	No, the introduction of the SPD is not based on individual characteristics, needs or circumstances. The SPD includes information on the management of development within the World Heritage Site. The content of the SPD does not relate directly to the characteristics of human populations.							
Are relations between different groups or communities likely to be affected? (eg will it favour one particular group or deny opportunities for others?)	No, the SPD is not intended to affect different groups or communities in this way.							
Is there any specific targeted action to promote equality? Is there a history of unequal outcomes (do you have enough evidence to prove otherwise)?	No, the SPD is not intended to target any group and will be consulted upon in line with the council's Statement of Community Involvement.							
Is there an actual or potential negative impact on these specific characteristics? (Please tick)								
Age	Y	N	Marriage & civil partnership	Y	N	Religion & belief	Y	N
Disability	Y	N	Pregnancy & maternity	Y	N	Sex	Y	N
Gender reassignment	Y	N	Race	Y	N	Sexual orientation	Y	N

EQUALITY IMPACT ASSESSMENT

What evidence do you have to support your findings? (quantitative and qualitative) Please provide additional information that you wish to include as appendices to this document, i.e., graphs, tables, charts				Consultation/ involvement carried out	
				Yes	No
Age	<p>The SPD may have an impact those living and working in the borough.</p> <p>The draft Jodrell Bank SPD provides further guidance on the implementation of LPS policy SE14 “Jodrell Bank” to support the management of the World Heritage Site. The SPD also provides guidance on policy requirements and methods that applicants can use to minimise impact on the World Heritage Site.</p> <p>The guidance in the SPD may be beneficial as it will assist in supporting the long term success of JBO that can support the economy, recreation and leisure opportunities for human populations.</p> <p>The SPD provides further guidance on the policy approach set out in the Local Plan Strategy.</p> <p>No negative impacts are identified at this stage in relation to any of the specific characteristics however public consultation will be undertaken and this may raise issues officers are not currently aware of.</p> <p>The EIA will be reviewed (and updated) once the initial consultation has taken place.</p>			X (to be carried out)	
Disability					
Gender reassignment					
Marriage & civil partnership					
Pregnancy & maternity					
Race					
Religion & belief					
Sex					
Sexual orientation					
Proceed to full impact assessment? (Please tick)	Yes	No	Date: 24/05/2021		
Lead officer sign off		Date			
Head of service sign off		Date			

EQUALITY IMPACT ASSESSMENT

If yes, please proceed to Stage 3. If no, please publish the initial screening as part of the suite of documents relating to this issue

DRAFT

EQUALITY IMPACT ASSESSMENT

Stage 3 Identifying impacts and evidence

This section identifies if there are impacts on equality, diversity and cohesion, what evidence there is to support the conclusion and what further action is needed


Protected characteristics	Is the policy (function etc....) likely to have an adverse impact on any of the groups? Please include evidence (qualitative & quantitative) and consultations <i>List what negative impacts were recorded in Stage 1 (Initial Assessment).</i>	Are there any positive impacts of the policy (function etc....) on any of the groups? Please include evidence (qualitative & quantitative) and consultations <i>List what positive impacts were recorded in Stage 1 (Initial Assessment).</i>	Please rate the impact taking into account any measures already in place to reduce the impacts identified High: Significant potential impact; history of complaints; no mitigating measures in place; need for consultation Medium: Some potential impact; some mitigating measures in place, lack of evidence to show effectiveness of measures Low: Little/no identified impacts; heavily legislation-led; limited public facing aspect	Further action (only an outline needs to be included here. A full action plan can be included at Section 4) <i>Once you have assessed the impact of a policy/service, it is important to identify options and alternatives to reduce or eliminate any negative impact. Options considered could be adapting the policy or service, changing the way in which it is implemented or introducing balancing measures to reduce any negative impact. When considering each option you should think about how it will reduce any negative impact, how it might impact on other groups and how it might impact on relationships between groups and overall issues around community cohesion. You should clearly demonstrate how you have considered various options and the impact of these. You must have a detailed rationale behind decisions and a justification for those alternatives that have not been accepted.</i>
Age				
Disability				
Gender reassignment				
Marriage & civil partnership				

EQUALITY IMPACT ASSESSMENT

Pregnancy and maternity				
Race				
Religion & belief				
Sex				
Sexual orientation				
Is this change due to be carried out wholly or partly by other providers? If yes, please indicate how you have ensured that the partner organisation complies with equality legislation (e.g. tendering, awards process, contract, monitoring and performance measures)				

Stage 4 Review and Conclusion

ASSESSMENT

Summary: provide a brief overview including impact, changes, improvement, any gaps in evidence and additional data that is needed			
Specific actions to be taken to reduce, justify or remove any adverse impacts	How will this be monitored?	Officer responsible	Target date
Please provide details and link to full action plan for actions			
When will this assessment be reviewed?			
Are there any additional assessments that need to be undertaken in relation to this assessment?			
Lead officer sign off	 Tom Evans	Date: 23/03/21	
Head of service sign off		Date:	

Please publish this completed EIA form on the relevant section of the Cheshire East website

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'For some months now the majority of Planning applications have been taking multiples of the time set out in our own SLA for determination. This committee calls for an immediate review of the systems currently in use for determination of Planning applications by this Council.

For example, can a triage system be introduced to fast track simple applications via one route whilst the more complex ones are dealt with as quickly as possible by other more experienced officers? The key is to review our systems as quickly as possible and introduce agreed changes to speed up the process using our existing and future resources as efficiently as possible. COVID is no longer a valid excuse for continued failure in this activity.'

Councillor Tony Dean

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Work Programme – Environment and Communities Committee – 2021/22

Reference	Committee Date	Report title	Purpose of Report	Report Author /Senior Officer	Consultation and Engagement Process and Timeline	Equality Impact Assessment Required and Published (Y/N)	Part of Budget and Policy Framework (Y/N)	Corporate Plan Priority	Exempt Item and Paragraph Number
EC/24/21-22	11 Nov 2021	Mid-Year Performance Review	To consider the mid-year performance for Environment and Neighbourhood Services	Director of Environment and Neighbourhood Services	N/A	N/A	No	An open and enabling organisation	No
EC/19/21-22	11 Nov 2021	Food Law Enforcement Plan	To consider the 2021-22 Food Law Enforcement Plan.	Director of Environment and Neighbourhood Services	N/A	N/A	Yes	A thriving and sustainable place	
EC/13/21-22	11 Nov 2021	Housing SPD	To consider the feedback received to the public consultation and publish the supplementary planning document for public representations.	Director of Environment and Neighbourhood Services	N/A	N/A	N/A	A thriving and sustainable place	
EC/08/21-22	11 Nov 2021	Communities Team Update	To receive a presentation on the work of the Communities Team,	Director of Environment and Neighbourhood Services	TBC	TBC	Yes	A council which empowers and cares about people	
EC/11/21-22	11 Nov 2021	Jodrell Bank Supplementary Planning Document	To approve the draft supplementary planning document for public consultation.	Director of Environment and Neighbourhood Services	N/A	N/A	N/A	A thriving and sustainable place	
EC/25/21-22	11 Nov 2021	Withdrawal of Crewe Hub Area Action Plan	To receive an update on the latest position on the delivery of HS2 in the borough and the Crewe Hub Area Action Plan.	Director of Environment and Neighbourhood Services	N/A	N/A	N/A	A thriving and sustainable place	No
EC/26/21-22	11 Nov 2021	A review of the Cheshire East Cemeteries Strategy	To receive an overview of the current Cemeteries Strategy.	Director of Environment and Neighbourhood Services	N/A	N/A	N/A	A council which empowers and cares about people	N/A

Reference	Committee Date	Report title	Purpose of Report	Report Author /Senior Officer	Consultation and Engagement Process and Timeline	Equality Impact Assessment Required and Published (Y/N)	Part of Budget and Policy Framework (Y/N)	Corporate Plan Priority	Exempt Item and Paragraph Number
EC/20/21-22	20 Jan 2022	2021/22 Financial Year Review	To receive an update on the financial position for 2021/22 and to note or approve virements and supplementary estimates as required.	Director of Environment and Neighbourhood Services	N/A	N/A	No	An open and enabling organisation	No
EC/21/21-22	20 Jan 2022	Medium Term Financial Strategy (MTFS)	For the Environment and Communities Committee to respond to the Budget consultation.	Director of Environment and Neighbourhood Services	Yes	Yes	Yes	An open and enabling organisation	No
EC/14/21-22	20 Jan 2022	Bio Diversity Net Gain SPD	To consider the feedback received to the public consultation and publish the supplementary planning document for public representations.	Director of Environment and Neighbourhood Services	N/A	N/A	N/A	A thriving and sustainable place	No
EC/18/21-22	20 Jan 2022	Everybody Sport and Recreation Annual Report	To consider the 2020-21 performance of the council's leisure centres and sports development service managed by Everybody Sport and Recreation.	Director of Environment and Neighbourhood Services	N/A	N/A	Yes	A thriving and sustainable place	No
EC/23/21-22	20 Jan 2022	Carbon Neutral Programme Progress Report	To consider the progress made to date on the Carbon Action Plan.	Director of Environment and Neighbourhood Services	N/A	N/A	TBC	An open and enabling organisation	No
EC/10/21-22	20 Jan 2022	The Minerals and Waste Development Plan	To seek approval to publish the draft Cheshire East Minerals and Waste Development Plan Document (Local Plan part 3) along with its supporting evidence for public consultation.	Director of Environment and Neighbourhood Services	N/A	N/A	Yes	A thriving and sustainable place	No
EC/17/21-22	20 Jan 2022	2021 Air Quality Annual Status Report	To consider the 2021 Air Quality Annual Status Report and the current status of air quality across the borough.	Director of Environment and Neighbourhood Services	N/A	TBC	Yes	A thriving and sustainable place	No
EC/24/21-22	20 Jan 2022	Draft Conservation Area Review	To consider the draft conservation area review.	Director of Environment and Neighbourhood Services	N/A	n/a	Yes	A thriving and sustainable place	No
EC/25/21-22	20 Jan 2022	Annual Brownfield Register Update	To approve the annual update of the Councils Part 1 Brownfield Register and to seek delegated authority to publish subsequent Part 1 annual updates.	Director of Environment and Neighbourhood Services	N/A	N/A	Yes	A thriving and sustainable place	No

Reference	Committee Date	Report title	Purpose of Report	Report Author /Senior Officer	Consultation and Engagement Process and Timeline	Equality Impact Assessment Required and Published (Y/N)	Part of Budget and Policy Framework (Y/N)	Corporate Plan Priority	Exempt Item and Paragraph Number
EC/26/21-22	20 Jan 2022	Referral of Notice of Motion: Protect the Right of Communities to Object to Individual Planning Applications	To consider a report in response to a Notice of Motion on the right of communities to object to individual planning applications.	Director of Environment and Neighbourhood Services		No	No	A thriving and sustainable place	No
EC/15/21-22	7 Mar 2022	Developer Contributions SPD	To approve the draft supplementary planning document for public consultation.	Director of Environment and Neighbourhood Services	N/A	N/A	N/A	A thriving and sustainable place	No

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