

CHESHIRE EAST COUNCIL

Strategic Planning Board

Date of Meeting:	5 th January 2011
Report of:	Head of Planning and Housing
Subject/Title:	Cheshire East Local Development Framework Annual Monitoring Report 2009/10
Portfolio Holder	Councillor David Brown

1.0 Report Summary

- 1.1 This report sets out the findings in the Annual Monitoring Report 2009/10. The Annual Monitoring Report sets out information on the implementation of the local development scheme and the extent to which the policies set out in local development frameworks are being achieved during the period 1st April 2009 to 31st March 2010.

2.0 Recommendation

- 2.1 That the Strategic Planning Board note for information the findings in the Annual Monitoring Report 2009/10.

3.0 Reasons for Recommendations

- 3.1 Every planning authority has to make an annual report to the Secretary of State containing information on the implementation of the local development scheme and the extent to which the policies set out in local development schemes are being achieved. The report has been to the Environment and Prosperity Scrutiny Committee on 21st December 2010 and will subsequently be signed off by the Portfolio Holder for Performance and Capacity in due course.

Monitoring is very important in order to establish what is happening now, what may happen in the future and then compare these trends against existing policies and targets to determine whether any changes are necessary. It provides a crucial method for feedback within the process of policy making and implementation whilst also identifying key challenges and opportunities enabling adjustments and revisions to be made as necessary through the Local Development Framework (LDF) process.

4.0 Wards Affected

- 4.1 All Wards.

5.0 Local Ward Members

5.1 All.

6.0 Policy Implications including - Climate change - Health

6.1 The report contains statistical evidence on the performance of existing development plan policies which will be crucial in the formulation and process of policy making and implementation of the Local Development Framework.

7.0 Financial Implications

7.1 N/A

8.0 Legal Implications (Authorised by the Borough Solicitor)

8.1 Submission of an annual report containing prescribed information regarding:
a) implementation of the Local Development Scheme and
b) the extent to which the policies set out in Local Development Documents are being achieved is a statutory requirement imposed by s35 Planning & Compensation Act 2004.

9.0 Risk Management

9.1 To comply with Section 35 of The Planning and Compulsory Purchase Act 2004.

10.0 Background and Options

10.1 This is the second Annual Monitoring Report for Cheshire East Council. Every local planning authority has to make an annual report to the Secretary of State containing information on the implementation of the local development scheme and the extent to which the policies set out in local development frameworks are being achieved. However at present the existing Development Plan for Cheshire East consists of:

- North West of England Plan Regional Spatial Strategy to 2021 (2008)
- Cheshire 2016 Structure Plan Alteration (2006)
- Cheshire Replacement Minerals Local Plan (1999)
- Cheshire Replacement Waste Local Plan (2007)
- Congleton Borough Local Plan First Review (2005)
- Borough of Crewe and Nantwich Replacement Local Plan (2005)
- Macclesfield Borough Local Plan (2004).

- 10.2 The Executive Summary to the Annual Monitoring Report is set out in Appendix 1. It gives the extent of development and progress throughout the Borough highlighting the main conclusions from each of the chapters. The full report is available on the Council's web site:
http://www.cheshireeast.gov.uk/environment_and_planning/planning/spatial_planning/local_development_framework/annual_monitoring_report.aspx
- 10.3 This is the second Annual Monitoring Report that Cheshire East Council has produced and progress is being made on the preparation of the Local Development Framework with consultation on the Core Strategy Issues and Options being underway. In addition three Supplementary Planning Documents have been adopted during the period. The saved policies of the Local Plans continue to withstand the test of the appeal procedures with the more general policies being tested the most however national policy, namely Green Belt, has been challenged the most.
- 10.4 The area continues to be affected to some extent by the national economic climate with the number of houses built remaining low and economic floorspace completions falling to almost half the rate of the previous monitoring period. However the number of vacant shops in town centres has reduced, unemployment rates remain below the regional level and Cheshire East's top attractions have had a steadily increasing number of visitors.
- 10.5 The number of affordable dwellings built has been increasing each year since 2006 with 334 being completed in this monitoring period. In addition a significant number of all the houses built this year have been smaller sized 1 and 2 bedroom properties.
- 10.6 Local Planning Authorities are required to identify and maintain a rolling 5-year supply of deliverable housing sites. The Strategic Housing Land Availability Assessment identified 4.48 years supply. Consequently the Council intend to identify broad locations for future housing growth. The Council has agreed to introduce an interim statement on the release of housing land following consultation. The statement suggests that this will provide the authority with a 5.3 years supply of deliverable housing sites.
- 10.7 The natural environment and heritage assets continue to be well managed throughout the Borough and work continues on the management of climate change. While there has been a drop in demand for materials for the construction sector, standards of development/ energy efficiency is improving. Waste management is moving away from landfilling in favour of recycling/composting.

- 10.8 It is imperative that the Council continue this monitoring. Monitoring provides a crucial method for feedback within the process of policy making and implementation whilst also indentifying key challenges and opportunities enabling adjustments and revisions to be made as necessary through the Local Development Framework (LDF) process on which work is progressing well.

11.0 Access to Information

The background papers relating to this report can be inspected by contacting the report writer:

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