Annual Monitoring Report

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Why Do We Monitor?

- **The Council is statutorily required to produce an Annual Monitoring Report (AMR)**

- **The AMR covers the period 1st April – 31st March each year; the report <u>MUST</u> be submitted to the Secretary of State by 31st December each year**

- **The AMR is seen as a useful means of ensuring that the Council's policies to manage new development are being implemented, and are having the desired effect**

- **The AMR can provide evidence to support policy and development management decisions**

What Do We Monitor?

The Government has published guidance that sets out the information to be included within the AMR; as a minimum, the report must:

• Review actual progress in terms of Local Development Document (LDD) preparation against the timetable and milestones set out in the Local Development Scheme (LDS);

• Assess the extent to which policies in LDDs are being implemented;

• Where policies are not being implemented, explain why and set out what steps are to be taken to ensure that the policy is implemented;

• Identify the significant effects of implementing policies in LDDs and whether they are as intended; and

• Set out whether policies are to be amended or replaced.

Format of the AMR 2008 / 09

● **Cheshire East Council has six Local Development Plans which contain a suite of 'saved policies' that must be implemented**

● **Cheshire East must implement and monitor the policies in these plans until a replacement Local Development Framework (LDF) is prepared**

● **The AMR 2008 / 09 comprises:**

– **Main AMR Document:** provides an overview of planning and development activity within the authority's area

– **Technical Appendix:** provides detailed information down to former District level where possible for the indicators included in the main report

– **Minerals and Waste Monitoring Report:** meets the authority's obligations regarding the Sustainability Appraisal of the Cheshire Replacement Waste Local Plan.

Local Development Scheme

Cheshire East Council

Only four of the fourteen Local Development Documents had milestones within the 2008 – 09 monitoring period. These are shown below.

Title	Status	Next Milestone	Timescale	On Target	Comment
Core Strategy	DPD	Reg 25 Consultation	Jan 2009 – Oct 2010		No public consultation has been undertaken at this time, but targeted stakeholder consultation has commenced.
Alsager Town Centre	SPD	Adoption & Publication	September 2009		This document has been slightly delayed due to new Council decision-making procedures. Anticipated adoption in early 2010.
Local List	SPD	Public participation on draft SPD	May – June 2009		Priorities within the Conservation Officer Team have changed and this document has been delayed slightly. This document is expected to be available for consultation late in 2009, with adoption in Spring 2010.
Smallwood VDS	SPD	Public participation on draft SPD	June – July 2009		This document has been slightly delayed due to new Council decision-making procedures. It is expected that this SPD will now be adopted Spring in 2010.

Social Progress

Cheshire East Council

- **COI H1 – Cheshire East housing target between 2003 – 2021 is the sum of the former Borough Targets**

RSS Target	CNBC	CBC	MBC	CEC
Total 2003-21	8,100	5,400	7,200	20,700
Annual	450	300	400	1,150

- **COI H2a-b: Net housing additions to date as follows:**

	CNBC	CBC	MBC	CEC
Total 2003-08	4,394	1,866	1,890	8,150
2008 / 09	468	115	156	739

- **Work on producing a 'housing trajectory' and calculation of 5 year supply ongoing.**
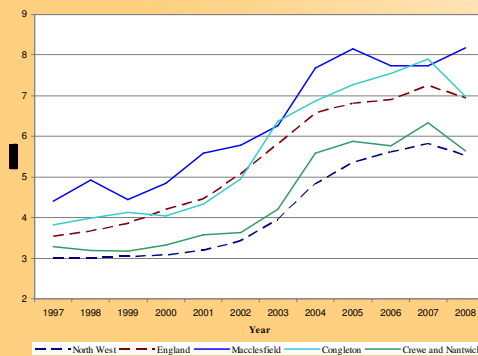
Social Progress

- **Sharp house price falls in 2008 preceded by steady increases over 10-15 year period.**
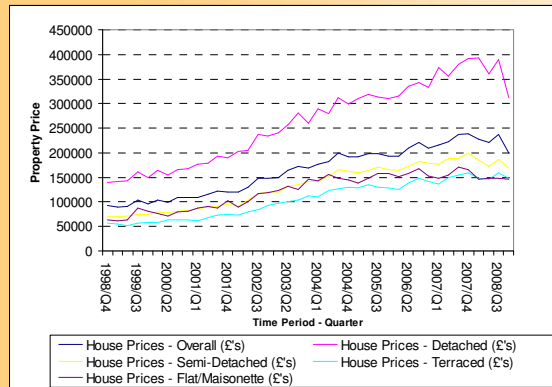
Social Progress

- **House price increases have historically been increasing at a quicker rate than income increases (up to 2008) leading to increasing affordability problems**

Social Progress

- To alleviate affordability problems all former Districts have developed planning policies to support affordable housing provision

- Provision to date shown in table below (COI H5). A Strategic Housing Market Assessment (SHMA) has been commissioned to investigate how LDF can further meet housing needs of residents of Cheshire East

	2008/09	2007/08	2006/07	2005/06
Cheshire East	391	276	226	405
Crewe and Nantwich	101	32	59	63
Congleton	123	104	105	264
Macclesfield	167	140	62	78

Sustainable Economic Growth

- Total amount of employment floorspace completed in Cheshire East in 2008 / 09 was approximately 95,000 sqm (gross – COI BD1).
- 61% was for B8 use, 23% was for B1a use
- All B8 floorspace was completed in the former Crewe & Nantwich Borough, along with 71% of the B1a development.

	Gross Floorspace (sqm)	Net Floorspace (sqm)
B1a	21,912.1	21,892.1
B1b	7,695	4,347
B1c	250	250
B2	881.4	839.2
B8	56,776.5	55,781.5
Mixed Use	6,916	5,569
Sui Generis	0	0

Sustainable Economic Growth

Cheshire East
Council

- **Cheshire East has total employment land supply of 306.66 Ha (COI BD3)**

- **Nearly 80% of the supply is for mixed use economic development**

- **44% of the total supply is in the former Crewe & Nantwich Borough; 31% of the supply is in the former Congleton Borough; 24% of the supply is in the former Macclesfield Borough**

- **Four sites account for 56% of the supply (Basford East & West, Midpoint 18 and South Macclesfield Development Area)**

- **An Employment Land Review is underway to support LDF policies on future employment sites**

Sustainable Economic Growth

Cheshire East
Council

- **Average vacancy rate across Cheshire East has risen to 13.6%, up from 12.1% last year. The national average is around 12.5%.**
- **Handforth (17%), Crewe (18.4%) and Congleton (22%) have the highest vacancy rates**
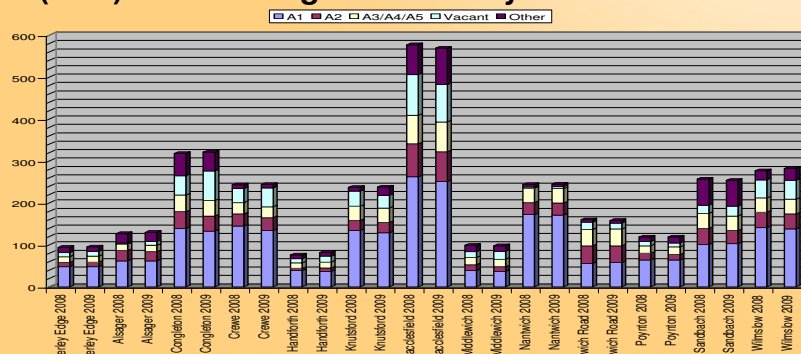
Sustainable Economic Growth

- Over 11,000 sqm of gross 'town centre' floorspace was developed in Cheshire East in 2008 / 09
- 37% of the total completed floorspace was developed within town centres
- 86% of the development completed in out-of-centre locations was for B1a office use
- These developments came forward in accord with existing Local Plan Policies

Uses Classes	Town Centres		LPA Area Total	
	Gross sqm	Net sqm	Gross sqm	Net sqm
A1	3590	3112	4485	4007
A2	355	355	400	400
B1a	176	-44	6273	6053
D2	0	0	0	0

Protection & Enhancement of the Environment

Cheshire East: Historic Environment

- 78 conservation areas of varying size and scale

- 2,644 national listings for historic buildings (one listing may cover a number of buildings)

- 108 Scheduled Ancient Monuments

- 17 registered parks and gardens of historic interest

- 10 areas of archaeological potential

- 1 registered battlefield

Protection & Enhancement of the Environment

Cheshire East: Historic Environment

- **1 listed building was lost in 2008 / 09: this was due to the building falling down as a result of falling into disrepair, not development activity**

- **No scheduled monuments have been lost**

- **31 conservation area appraisals have been completed in Cheshire East**

Protection & Enhancement of the Environment

Cheshire East: Natural Environment

- COI: E2 – Changes in areas of biodiversity importance
- Some improvements to existing sites and provision of new habitat at Millennium Wood
- Losses have occurred due to boundary reviews at certain sites

Habitat Type	Negative Change	Positive Change
SBI	**Folly Cottage Meadow and Wood**: Loss of 7.49ha. **Brereton Plantation**: Loss of 7.49ha.	**Cheshire's Close**: Changes to boundary (total area remains the same). **Congleton Edge**: Upgrade - Grade C to A. **Congleton Edge**: Gain of 0.2ha. **Big Mere, Marbury**: Upgrade - Grade B to A **Brereton Plantation**: Upgrade - Grade C to A **Reaseheath Pasture**: Changes to boundary (total area remains the same)
RIGGS	-	-
LNR	-	**Millennium Wood**: Formation of an new nature reserve covering 9.65ha **Brereton Heath**: Gain of 1ha. Habitat improvement on site.

Protection & Enhancement of the Environment

Cheshire East: Natural Environment

No planning applications received affecting Sites of Special Scientific Interest
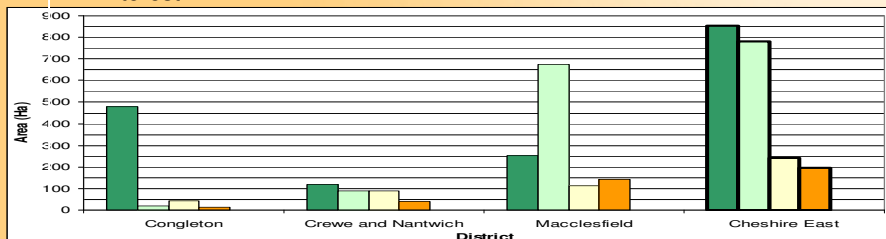
		Congleton	Crewe and Nantwich	Macclesfield	**Cheshire East**
Area in favourable condition (Ha)		479.71	118.82	253.54	852.07
Area in unfavourable recovering condition (Ha)		19.28	89.7	672.95	781.93
Area in unfavourable no change condition (Ha)		42.96	88.23	111.57	242.76
Area in unfavourable declining condition (Ha)		11.78	41.02	142.98	195.78
Area in unknown condition (Ha)		0	0	0.98	0.98
Total (Ha)		553.73	337.77	1182.02	2073.52

Prudent Use of Natural Resources

Land-Take

- COI BD2 – Of the 95,000 sqm of employment floorspace developed in Cheshire East, 66% was on previously developed land

- COI H3 – Of the 870 new or converted dwellings completed in 2008 / 09 in Cheshire East, 77% (667) were developed on previously developed land

Prudent Use of Natural Resources

Cheshire East Council

Waste Management

- COI W2 – Across Cheshire (including CWAC) in 2007/08 427,000 tonnes of Municipal Solid Waste was generated

- 58.9% (252,000 tonnes) of this waste went to landfill

- 41% (175,000 tonnes) was recycled or composted

Prudent Use of Natural Resources

Cheshire East Council

Minerals Management

- COI M1 – Across Cheshire (including CWAC) in 2007 approximately 1.53 million tonnes of minerals aggregate was extracted

- COI M2 – In 2006 across Cheshire (including CWAC) approximately 596,000 tonnes of material was reclaimed as 'secondary / recycled aggregate'

Climate Change

- **National Indicator 186 – CO2 emissions per capita:**
  - Congleton – 7.6
  - Crewe & Nantwich – 7.1
  - Macclesfield – 8.2

- **All down from the previous year**

- **COI E3 - Installed renewable energy capacity in Cheshire East 2008 / 09:**
  - A solar photovoltaic system was installed at Middlewich County Primary School. The installed capacity was 2.9MW.
  - 3 solar panels were installed at The Outlanes, Nantwich Road, Church Minshull. The installed capacity was not given in the planning application.
  - Solar panels have been installed at Bickerton Village Hall, Hall Long Lane, Bickerton. The installed capacity is 4.1MW.

- **Need to investigate means of increasing renewable energy generation in Cheshire East**