

Local Development Framework

Annual Monitoring Report

December 2009



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Contents

Equal Opportunities and Access	i
Contents	ii
Indicator List	v
Executive Summary	viii
1.0 Introduction	1
1.1 Background	1
1.2 Purpose of this Report	2
1.3 Local Government Re-organisation	3
1.4 Structure of the Report	4
2.0 Local Development Scheme	6
2.0 Introduction	6
3.0 Spatial Portrait.....	12
3.1 Context	12
3.2 Population.....	14
3.3 Demography	15
3.4 The Natural Environment.....	17
3.5 The Built Environment	18
3.6 Sustainability	19
4.0 Social Progress	21
4.1 Introduction	21
4.2 Accessibility	21
4.3 Crime	26
4.4 Education.....	28
4.5 Health	31
4.6 Affluence.....	36
4.7 Housing Affordability	39
4.8 Housing Supply	46
4.9 Housing Types.....	48
5.0 Sustainable Economic Growth	56
5.1 Introduction	56
5.2 Cheshire East Economy	56
5.3 Employment Development.....	62
5.4 Retail & Town Centres.....	67

5.5	Tourism.....	73
6.0	Protection and Enhancement of the Environment.....	78
6.1	Introduction.....	78
6.2	Building Design.....	78
6.3	Historic Environment	79
6.4	Natural Environment.....	84
6.5	Water.....	87
7.0	Prudent Use of Resources	91
7.1	Introduction.....	91
7.2	Land-Take	91
7.4	Waste Resources	97
7.3	Mineral Resources.....	104
8.0	Climate Change	110
8.1	Introduction.....	110
8.2	Air Quality	110
8.3	Carbon Emissions	112
8.4	Renewable Energy	115
9.0	Infrastructure	117
9.1	Introduction.....	117
9.2	Local Infrastructure Planning.....	117
9.3	Planning Obligations.....	117
9.4	Green Infrastructure	118
9.5	Social Infrastructure.....	121
9.6	Physical Infrastructure	121
10.0	Appeals	122
11.0	Glossary.....	131
	Appendix A	139
	Congleton Borough Local Plan First Review (2005): Plan Objectives and Targets	139
	Appendix B	141
	Borough of Crewe and Nantwich Replacement Local Plan 2011 (2005): Plan Objectives and Targets	141
	Appendix C	145
	Borough of Macclesfield: Local Plan (2004): Plan Aims and Targets	145
	Appendix D	146

Cheshire Replacement Waste Local Plan (2007): Plan Objectives and Targets	146
Appendix E	149
Cheshire Replacement Minerals Local Plan (1999): Plan Objectives.....	149

Indicator List

Indicator Ref.	Description	CLG Ref.	Page No.
Social Progress			
SP1	Housing Completions in Sustainable Locations – Accession Data	-	21
SP2	Travel to Work	-	23
SP3	Car Ownership	-	25
SP4	Crime Statistics (Home Office)	-	26
SP5	Place Survey (Crime Questions)	-	27
SP6	GCSE Results 2003/04 – 2007/08	-	28
SP7	NVQ Qualification Level (Jan 08-Dec 08)	-	30
SP8	Limiting Long Term Illness	-	31
SP9	Place Survey (Health Questions)	-	31
SP10	Life Expectancy	-	33
SP11	Index of Multiple Deprivation	-	34
SP12	Household Income (Paycheck data)	-	36
SP13	Average Median Earnings	-	37
SP14	House Prices	-	39
SP15	Gross Affordable Housing Completions	H5	41
SP16	House Sales	-	42
SP17	Empty Homes	-	44
SP18	Housing Trajectory	H1/H2	46
SP19	Housing Supply	-	46
SP20	Extra Care Development	-	47
SP21	Student Accommodation	-	48
SP22	Total Housing Stock / Housing Flows	-	48
SP23	Percentage of Total Housing Stock in Registered Social Housing / Council Housing	-	52
SP24	Housing Tenure (Census Data)	-	52
SP25	Gypsies and Travellers	H4	53
Sustainable Economic Growth			
SEG1	Local Labour Force	-	56
SEG2	Unemployment and Vacancies	-	57
SEG3	Jobs Provision by Industrial Sector	-	58
SEG4	Job Density, Occupations and Earnings	-	59
SEG5	VAT Registered Businesses & Change in Stock	-	61
SEG6	GVA Forecasts	-	62
SEG7	Total Amount of Additional Employment Floorspace – by Type	BD1	62
SEG8	Employment Land Take-up	-	63
SEG9	Employment Land Supply	BD3	64
SEG10	Employment Land Losses	-	66
SEG11	Retail Provision	-	67
SEG12	Total Amount of Floorspace for ‘Town Centre Uses’	BD4	72
SEG13	Tourism	-	73

SEG14	Number and Expenditure of Visitors	-	75
SEG15	Visitor Accommodation	-	76
Protection and Enhancement of the Environment			
PE1	Housing Quality – Building for Life Assessment	H6	78
PE2	Listed Buildings	-	79
PE3	Scheduled Monuments	-	81
PE4	Conservation Areas	-	82
PE5	Historic Parks and Gardens	-	84
PE6	Changes to Locally Designated Environmental Sites	E2	85
PE7	Sites of Special Scientific Interest	E2	86
PE8	River Water Quality	E1	87
PE9	Flood Risk	E1	88
Prudent Use of Resources			
NR1	Total Amount of Employment Floorspace Developed on Previously Developed Land – By Type	BD2	91
NR2	New and Converted Dwellings – on Previously Developed Land	H3	92
NR3	Effects of New Development on the Local Environment	-	94
NR4	Capacity/Change on Stock of New Waste Management Facilities	W1	97
NR5	Amount of Municipal Waste Arisings and Management Type by Waste Planning Authority	W2	99
NR6	Percentage Change in Municipal Solid Waste Arisings	-	100
NR7	Total Amount of Biodegradable Municipal Solid Waste Going to Landfill	-	100
NR8	Kilograms of Waste Collected per Head of Population	-	101
NR9	Amount of Commercial & Industrial Waste Arising and Management	-	101
NR10	Amount of Construction, Demolition & Excavation Waste Arising and Management	-	103
NR11	Production of Primary Land-won Aggregates	M1	105
NR12	Production of Secondary & Recycled Aggregates	M2	106
NR13	Permitted Aggregate Reserves and Landbanks	-	107
NR14	Assessment of Aggregate Reserves	-	108
NR15	Silica Sand Landbank	-	109
Climate Change			
CC1	Air Quality Management Areas	-	110
CC2	CO ₂ Reduction from Local Authority Operations	-	112
CC3	Per Capita Reduction in CO ₂ Emissions in the Local Authority	-	113
CC4	Traffic Flows	-	114
CC5	Renewable Energy Generation	E3	115
Infrastructure			

INF1	Open Space Provision	-	118
INF2	Green Flag Awards	-	120
INF3	Loss of Open Space	-	121

Executive Summary

This is the first Annual Monitoring Report (AMR) produced by Cheshire East Council to take account of Section 35 of the Planning and Compulsory Purchase Act 2004. This requires every Local Planning Authority 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 the Local Development Documents/saved Local Plans are being achieved.

It addresses the period 1st April 2008 to 31st March 2009. The AMR has followed Government Guidance as set out in 'Local Development Framework Monitoring: A Good Practice Guide'¹ as well as updated guidance on the Core Output Indicators.²

In view of the transition between the adopted Local Plan and the new Local Development Framework (LDF), this report addresses the monitoring of both the adopted Local Plans of the former Districts and the merging documents, which will form part of the LDF.

The AMR has been divided into the following chapters:

- Local Development Scheme;
- Spatial Portrait;
- Social Progress;
- Sustainable Economic Growth;
- Protection and Enhancement of the Environment;
- Prudent Use of Natural Resources;
- Climate Change;
- Infrastructure;
- Appeals.

The following is a summary of the key findings of the AMR, divided into chapter headings.

LDS

Cheshire East's first Local Development Scheme (LDS) came into effect on 18th February 2009. It sets out the Council's programme for the preparation of Local Development Documents (LDDs) with key milestones identifying target dates for achieving various stages of each of the documents to be produced.

For a variety of reasons it is evident that many of the future LDS milestones set are unlikely to be achieved, as we are still in the transition period since

¹ ODPM March 2005

² CLG (2008) Regional Spatial Strategy and Local Development Framework: Core Output Indicators – Update 2/2008.

migrating from the former Districts to Cheshire East Council and therefore the LDS has been subject to delays.

Social Progress

In terms of the Core Output Indicator (COI) H5 there has been an improvement in relation to affordable housing completions, although further work is required on income and housing affordability to inform the findings of the Strategic Housing Market Assessment (SHMA). COI H4, which illustrates the number of Gypsy, Traveller and Travelling Showpeople pitches delivered, will be informed in future AMRs by the results of the NW Plan Regional Spatial Strategy (RSS) Partial Review and subsequent regional spatial policies. **A summary on COIs H1 and H2 (Housing Trajectory) is to follow.**

There is a need to ensure that development occurs in sustainable locations via the Sustainability Appraisal and Development Plan making process and through this the minimisation of the need to travel by car and to facilitate integrated forms of sustainable transport.

There are several issues within the Social Progress chapter that the spatial planning framework will need to address. These include:

- The fear of crime;
- Access to skills, knowledge and employment for the residents of Cheshire East;
- The promotion of health and the reduction of social inequalities in partnership with the Primary Care Trust; and
- Bringing back into use empty properties.

Further work is required on the number of house sales and the impact upon the housing market as well as on the demand for extra care housing and population changes in Cheshire East to inform the SHMA.

Sustainable Economic Growth

There is no action to be taken at present with regards to COI BD1 (Total Amount of Additional Floorspace – by Type). For COIs BD3 (Employment Land Supply) and BD4 (Retail Provision/Total Amount of Floorspace for Town Centre Uses) it is found that the Employment Land Review and the update to the Town Centres Study respectively, need to be completed to enable appropriate LDF policies to be developed.

From this chapter the main action to be taken for many of the indicators is that the implications of socio-economic change need to be considered when developing LDF policies and analysing policy performance. The role of tourism should also be recognised when formulating LDF policies.

Protection and Enhancement of the Environment

There is a need for the appropriate skills to be available to staff to enable the monitoring of COI H6 (Housing Quality – Building for Life) along with the establishment of an appropriate monitoring system. In relation to river water quality and flood risk (COI E1) it was found that no applications were granted permission contrary to the advice of the Environment Agency. Therefore the Council should continue to observe the advice provided by the Environment Agency. The condition of locally designated sites (COI E2) should continue to be monitored and that no loss of, or negatively impacted site occurs, as a result of planning permission.

There has been the loss of a listed building within this monitoring period, although it should be borne in mind that the building was lost due to it falling down rather than as a result of planning permission. In terms of Conservation Areas there is a need for effect management of development within them and that the number of Conservation Area Appraisals should be maintained and enhanced.

Prudent Use of Natural Resources

There has been an improvement in the amount of Previously Developed Land (PDL) developed for employment uses (COI BD2) and therefore the Council should continue to develop land using the sequential approach as stated in the RSS. This is also the case for housing development on PDL (COI H3), which would benefit from the completion of the Employment Land Review, to inform the Cheshire East Core Strategy and the Site Allocations Development Plan Document, of the potential to de-allocate employment sites for housing. For COI W1 a new mechanism is to be put in place to meet the new monitoring requirements of this indicator; this will include both the permitted and operational capacity of waste management facilities. For W2 (Amount of Municipal Waste Arisings and Management Type) there is a need for consideration to be given to the effects of reducing landfilling on the consented lifespans of existing landfill facilities and the impact on the delivery of final restoration schemes. In relation to the production of primary land-won aggregates (COI M1) it is found that the trends should be taken into account when considering revised apportionment and that the implications of the Local Government Review (LGR) on future apportionment requirements across the sub-region should also be assessed. For M2 (Production of Secondary and Recycled Aggregates) it is found that there needs to be further consideration given to the consistent capture of data on the production and end use of secondary and recycled aggregates.

There is also a requirement to consider more positive measures to encourage the restoration and re-use of derelict land as only 9% of all derelict land within the former Congleton District has been brought back into beneficial use. Support is also needed for actions that will improve the data quality and availability for the waste indicators as it is required for monitoring of the Cheshire Replacement Waste Local Plan and for the development of waste

policy in the LDF. There has been a negative change on silica sand landbanks and therefore it is suggested that an audit of reserves of silica sand in the Cheshire sub-region be undertaken as well as an audit of hard crushed rock sites.

Climate Change

In terms of COI E3 there is a need to consider commissioning a study to investigate how the Council can meet a proportion of the renewable energy targets as stated in the RSS.

In relation to the reduction of CO² per person there has been a positive trend over three years, with a lessening in emissions.

Infrastructure

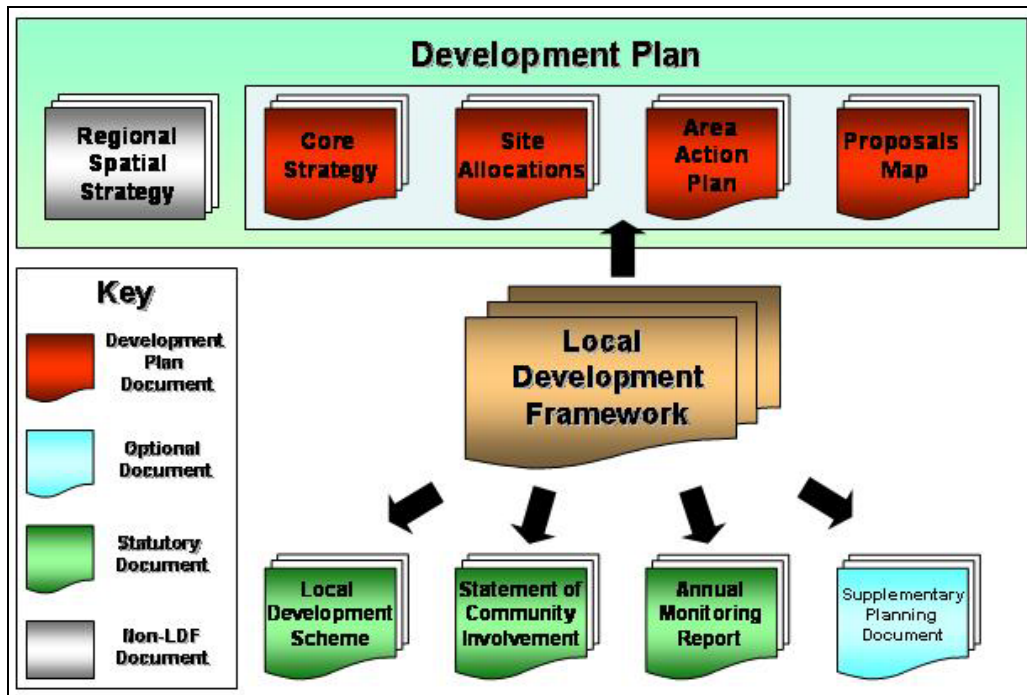
The Council is going to prepare a Local Infrastructure Plan, which will supplement the Cheshire East Core Strategy and support the preparation of a Green Infrastructure Plan (GIP). There is also a requirement to complete an Open Space survey to provide the evidence base for the development of appropriate LDF policies and this will also support the preparation of the GIP.

1.0 Introduction

1.1 Background

Cheshire East Council, as the Local Planning Authority, is in the process of producing a 'Local Development Framework' (LDF). The LDF is to comprise a portfolio of documents as shown in Figure 1.1. These documents will collectively provide the local planning policies to manage new development within the Borough.

Figure 1.1: The Local Development Framework



The particular function of each document is as follows:

- **Development Plan Documents:** alongside the Regional Spatial Strategy, these form part of the statutory development plan against which planning applications will be assessed. Of particular note is the 'Core Strategy' Development Plan Document which will, when adopted, set out the overarching strategy for new development in Cheshire East over a 15 year period;
- **Supplementary Planning Documents:** these are optional documents which may be drafted by the Council to clarify how development plan policies are to be implemented;
- **Local Development Scheme:** sets out the number, scope and timescales for the preparation of Development Plan Documents to be produced as part of the LDF;
- **Statement of Community Involvement:** sets out how the local community will be consulted during the preparation of LDF documents;

- **Annual Monitoring Report:** monitors the preparation, implementation and effectiveness of LDF policies.

1.2 Purpose of this Report

This document constitutes the first 'Annual Monitoring Report' (AMR) for Cheshire East Council. All Local Planning Authorities in England are statutorily required to produce an AMR³. The report summarises the planning and development activity that takes place during a 12 month period covering 1st April – 31st March each year; the AMR must be submitted to the Secretary of State by the end of the following December.

The Government has published guidance that sets out in detail the information to be included within the AMR⁴. As a minimum, the report must:

- Review actual progress in terms of Local Development Document⁵ (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.

To ensure sufficient information is provided, the AMR provides qualitative and quantitative data using a variety of indicators, which are accompanied by commentaries analysing the results. The types of indicators used in this report are:

- **Process Indicators:** set out the progress made in producing the LDF against the targets stated in the LDS;
- **Contextual Indicators:** locally derived indicators which describe the circumstances in which development occurs and policies are framed;
- **Core Output Indicators⁶:** nationally prescribed indicators that must be monitored by all planning authorities. These relate to the fundamental objectives for the planning system (e.g. housing supply);
- **Local Output Indicators:** locally derived indicators which highlight the achievement of local plan policies (if not covered by Core Indicators);
- **Significant Effects Indicators:** these indicators are typically developed through the 'sustainability appraisal'⁷ of LDF documents. They monitor the socio-economic and environmental impact of policies.





³ Requirement pursuant to S.35 Planning & Compulsory Purchase Act 2004

⁴ ODPM (2005) Local Development Frameworks Monitoring: A Good Practice Guide

⁵ LDDs comprise: Development Plan Documents, Supplementary Planning Documents, and the Statement of Community Involvement

⁶ CLG (2008) Regional Spatial Strategy and Local Development Framework: Core Output Indicators – Update 2/2008

Each indicator included in this report is accompanied by a symbol to highlight the outcomes or progress being made towards the issue being monitored. The symbols are explained below:

	Positive Outcome / Progress Toward Target(s)
	Neutral Outcome / No Change
	Negative Outcome / Failing to Meet Target(s)
	Impact / Progress Uncertain

1.3 Local Government Re-organisation

On 1st April 2009, the system of local government in Cheshire changed. Cheshire County Council and the six District Councils of Cheshire, namely Chester, Ellesmere Port & Neston, Vale Royal, Macclesfield, Crewe & Nantwich and Congleton, were abolished and replaced by two unitary authorities, Cheshire East and Cheshire West & Chester. In future the new unitary authorities will provide all the local public services previously administered by the County and District Councils, for their respective areas. Cheshire East Council is responsible for the areas previously covered by the former Borough Councils of Macclesfield, Crewe & Nantwich and Congleton.

In terms of planning, the new unitary authority is responsible for the determination of all planning applications received in its area, ranging from applications for residential and commercial development, to applications for minerals and waste development. Until such time as the Council prepares a revised LDF, the policies⁸ contained in the existing Local Plans will continue provide the local planning policy framework to assess planning applications for the areas where each plan applies. The adopted Local Plans for Cheshire East are:

- Cheshire Replacement Minerals Local Plan (1999);
- Cheshire Replacement Waste Local Plan (2007);
- Congleton Borough Local Plan First Review (2005);

⁷ Under the Planning & Compulsory Purchase Act 2004 (as amended) all policies contained within Development Plan Documents must be assessed for their contribution to 'sustainable development' objectives. The process can be used to cover the requirements of the SEA Directive and Regulations

⁸ Please note that only those policies which have been 'saved' by the Secretary of State will continue to form part of the 'Development Plan' for development management purposes. More information on which policies have been saved can be found on the Council website at: http://www.cheshireeast.gov.uk/environment/planning/local_development_framework/local_development_framework/saved_policies.aspx

- Borough of Crewe and Nantwich Replacement Local Plan (2005);
- Macclesfield Borough Local Plan (2004).

The AMR will monitor the implementation of objectives and the performance of policies contained in the above plans, including any policies developed as part of the LDF that come to replace them. The objectives and targets of the existing Local Plans are listed in Appendices **A-E** of this report.

1.4 Structure of the Report

For ease of reference the AMR has adopted the following structure:

- **Chapter 2.0 – Local Development Scheme:** sets out the progress made in producing a new LDF for Cheshire East, against the targets and timescales set out in the LDS;
- **Chapter 3.0 – Spatial Portrait:** provides a description of the principal social, economic and environmental characteristics of Cheshire East;
- **Chapter 4.0 – Social Progress:** includes information on the effectiveness of local planning policies on promoting sustainable communities;
- **Chapter 5.0 – Sustainable Economic Growth:** provides a description of the current trends for economic and retail development;
- **Chapter 6.0 – Protection and Enhancement of the Environment:** describes the impact of plan policies on conserving the natural and historic environment;
- **Chapter 7.0 – Prudent Use of Natural Resources:** highlights the contribution local planning policies have made to ensuring the most efficient use of finite resources such as greenfield land and local mineral supplies;
- **Chapter 8.0 – Climate Change:** this section includes data on the progress of development in mitigating and adapting to the effects of climate change;
- **Chapter 9.0 – Infrastructure:** provides a summary of key local infrastructure issues / projects that have arisen or taken place in the current monitoring period;
- **Chapter 10.0 – Appeals:** includes a review of planning appeals to support information gathered regarding the utility of existing local plan policies;
- **Chapter 11.0 – Glossary:** clarifies some of the abbreviations and technical terms used in this report.

Please note that this AMR provides an assessment of the main planning and development issues that have arisen during the monitoring period for Cheshire East. A separate **Technical Appendix** has been prepared which complements the data contained in this report, by providing more detailed information for the full suite of indicators included in this main document (including wherever possible former District level information).

A 'Minerals and Waste Monitoring Report' has also been produced, which covers the Council's obligations in terms of monitoring the Sustainability Appraisal of the Cheshire Replacement Waste Local Plan. The AMR should therefore be read alongside both of these accompanying documents.

All monitoring documents can be found on the Cheshire East website at http://www.cheshireeast.gov.uk/environment_and_planning/planning/planning_policy/local_development_framework/annual_monitoring_report.aspx

2.0 Local Development Scheme

2.0 Introduction

The Council's Local Development Scheme (LDS) came into effect on 18th February 2009. It sets out Cheshire East Council's programme for the preparation of the various Local Development Documents (LDDs) with key milestones identifying target dates for achieving various stages of each of the documents it is to produce. This is the first LDS to be produced by Cheshire East and it focuses on the period January 2009 to January 2012.

Local Authorities are required⁹ to include in their AMR a review of actual progress on the preparation of LDDs against the timetable and milestones in their LDS. This chapter reviews progress in the preparation of the Local Development Framework (LDF) against the timetables in the LDS and indicates whether there is a need for adjustments to the scheme.

Core Strategy Development Plan Document			
Role:	Sets out the Vision, Objectives and Strategy for the spatial development of the area over the next 15 years, and may include strategic sites.		
	LDS Target	Actual	Comment
Start preparatory work	January 2009	January 2009	Target has been met
Sustainability Appraisal Scoping Report:	April 2009	27 April - 1 June 2009	Target has been met
Regulation 25 Consultation	January 2009 – October 2010	No public consultation has been undertaken at this time, but targeted stakeholder consultation has commenced.	
Publication of the DPD:	November 2010	No target during the current monitoring period.	
Submission to Secretary of State:	April 2011	No target during the current monitoring period.	
Pre-hearing Meeting:	June 2011	No target during the current monitoring period.	
Commencement of Examination Hearing:	September 2011	No target during the current monitoring period.	
Inspectors Binding Report:	January 2012	No target during the current monitoring period.	
Adoption:	April 2012	No target during the current monitoring period.	
Proposed Change Required?	No change required at this time.		

⁹ Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 48 of The Town and Country Planning (Local Development) (England) Regulations 2004

Site Specific Allocations Development Plan Document	
Role:	Contains detailed policies and proposals to deliver and guide land allocated for specific purposes.
No targets have been set during the current monitoring period	
Proposed Change Required?	No change required at this time.

Minerals Policies and Allocations Development Plan Document	
Role:	Contains the detailed development control policies and allocations for Minerals development, where applicable.
No targets have been set during the current monitoring period	
Proposed Change Required?	No change required at this time.

Congleton Town Centre Area Action Plan Development Plan Document	
Role:	Contains detailed policies and proposals for the redevelopment of Congleton town centre.
No targets have been set during the current monitoring period	
Proposed Change Required?	No change required at this time.

Middlewich Canal Corridor Area Action Plan Development Plan Document	
Role:	Contains detailed policies and proposals for the redevelopment of Middlewich Canal Corridor.
No targets have been set during the current monitoring period	
Proposed Change Required?	No change required at this time.

Alsager Town Centre Supplementary Planning Document			
Role:	Provides the context for the future development of Alsager Town Centre.		
	LDS Target	Actual	Comment
Sustainability Appraisal Scoping Report:	February – March 2009	7 th January – 12 th February 2009	Target has been met
Public participation on Draft Supplementary Planning Document:	May – June 2009	17 th August – 2 nd October 2009	This document has been slightly delayed due to new Council decision-making procedures.
Adoption and Publication:	September 2009	Document still to be adopted.	
Proposed Change Required?	It is expected that this Supplementary Planning Document (SPD) will now be adopted early in 2010.		

Local List Supplementary Planning Document			
Role:	Identifies locally important buildings (non-listed buildings and other structures of architectural or historic interest, which do not enjoy the full protection of statutory listing) deemed worthy of retention.		
	LDS Target	Actual	Comment
Sustainability Appraisal Scoping Report:	February – March 2009	21 st July and 25 th August 2009	Priorities within the Conservation Officer Team have changed and this document has been delayed slightly.
Public participation on Draft Supplementary Planning Document:	May – June 2009	Expected to be available November 2009.	
Adoption and Publication:	September 2009	Document still to be adopted.	
Proposed Change Required?	This document is expected to be available for consultation late in 2009, with adoption in Spring 2010.		

Smallwood Village Design Statement Supplementary Planning Document			
Role:	Sets out design guidance within the Parish.		
	LDS Target	Actual	Comment
Sustainability Appraisal Scoping Report:	February – March 2009	Friday 3rd July 2009 to Monday 3rd August 2009	This document has been slightly delayed due to new Council decision-making procedures.
Public participation on Draft Supplementary Planning Document:	June – July 2009	Expected to be available November 2009.	
Adoption and Publication:	December 2009	Document still to be adopted.	
Proposed Change Required?	It is expected that this SPD will now be adopted Spring in 2010.		

Heritage and Conservation Supplementary Planning Document			
Role:	Provides detailed advice on heritage and conservation in the built environment.		
	LDS Target	Actual	Comment
Sustainability Appraisal Scoping Report:	May – June 2009	Document production has not yet commenced.	Priorities within the Conservation Officer Team have changed and this document has been postponed.
Public participation on Draft Supplementary Planning Document:	September – October 2009		
Adoption and Publication:	March 2010		
Proposed Change Required?	This document has now been postponed and is not now expected to commence production until 2011.		

Prestbury Village Design Statement Supplementary Planning Document			
Role:	Sets out planning policy guidance within the Parish.		
	LDS Target	Actual	Comment
Sustainability Appraisal Scoping Report:	May – June 2009	21 st July and 25 th August 2009	This document has been slightly delayed but is expected to be adopted on time.
Public participation on Draft Supplementary Planning Document:	September – October 2009	Expected to be available November 2009.	
Adoption and Publication:	March 2010	No target during the current monitoring period.	
Proposed Change Required?	It is expected that this SPD will still be adopted in March 2010.		

Over Peover Village Design Statement Supplementary Planning Document			
Role:	Sets out planning policy guidance within the Parish.		
	LDS Target	Actual	Comment
Sustainability Appraisal Scoping Report:	May – June 2009	21 st July and 25 th August 2009	This document has been slightly delayed but is expected to be adopted on time.
Public participation on Draft Supplementary Planning Document:	September – October 2009	Expected to be available November 2009.	
Adoption and Publication:	March 2010	No target during the current monitoring period.	
Proposed Change Required?	It is expected that this SPD will still be adopted in March 2010.		

Sandbach Town Design Statement Supplementary Planning Document			
Role:	Sets out design guidance within the Town.		
	LDS Target	Actual	Comment
Sustainability Appraisal Scoping Report:	May – June 2009	Document production has not yet commenced	A Decision has been made by the Town Council not to continue with the production of this document.
Public participation on Draft Supplementary Planning Document:	September – October 2009		
Adoption and Publication:	March 2010		
Proposed Change Required?	This document is to be removed from the programme of SPDs.		

Open Space Supplementary Planning Document			
Role:	Provides guidance that will lead to an appropriate level and design of open space within development.		
	LDS Target	Actual	Comment
Sustainability Appraisal Scoping Report:	November – December 2009	Document production has not yet commenced	Appropriate Open Space evidence is currently being gathered and until this is completed it has not been possible to prepare this document.
Public participation on Draft Supplementary Planning Document:	March – April 2010	No target during the current monitoring period.	
Adoption and Publication:	September 2010	No target during the current monitoring period.	
Proposed Change Required?	This document has now been postponed and is not now expected to commence production until Summer 2010.		

Planning Obligations Supplementary Planning Document			
Role:	Provides guidance on the approach to negotiating planning obligations arising from development.		
	LDS Target	Actual	Comment
Sustainability Appraisal Scoping Report:	November – December 2009	Document production has not yet commenced.	This document has been postponed.
Public participation on Draft Supplementary Planning Document:	March – April 2010	No target during the current monitoring period.	
Adoption and Publication:	September 2010	No target during the current monitoring period.	
Proposed Change Required?	This document has now been postponed in the light of forthcoming guidance on the Community Infrastructure Levy. The scope of this document may need to be reviewed and a suitable evidence base prepared.		

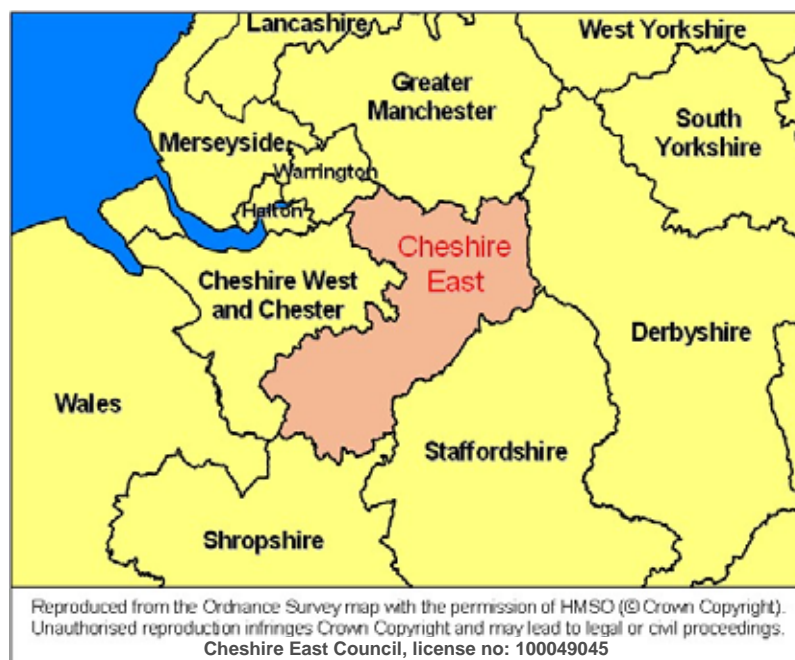
Odd Rode Village Design Statement Supplementary Planning Document			
Role:	Sets design guidance for within the Parish.		
	LDS Target	Actual	Comment
Sustainability Appraisal Scoping Report:	Not included within the LDS	3 rd July – 3 rd August 2009	This is a new SPD document.
Public participation on Draft Supplementary Planning Document:	Not included within the LDS	No target during the current monitoring period.	
Adoption and Publication:	Not included within the LDS	No target during the current monitoring period.	
Proposed Change Required?	To be included within a future programme of SPDs.		

3.0 Spatial Portrait

3.1 Context

The Borough of Cheshire East is bounded by Cheshire West and Chester to the west, Warrington and the Manchester conurbation to the north, the Peak District National Park to the east and Stoke-on-Trent to the south. The location of Cheshire East is shown in Figure 3.1.

Figure 3.1: Cheshire East: Local Context



Cheshire East covers an area of 116,638 hectares and contains the railway town of Crewe, the old mill towns of Macclesfield, Bollington and Congleton, the market towns of Nantwich, Knutsford and Sandbach, the salt town of Middlewich, the commuter town of Wilmslow, and a large number of smaller settlements including Alsager, Holmes Chapel and Poynton.

Much of the northern part of the Borough and a smaller area to the east lie within the 'Green Belt'. The purpose of designating land as Green Belt is to help prevent urban sprawl by keeping the land permanently open, protect the countryside, and assist in the regeneration of urban areas. In total, Cheshire East has 40,630 hectares of land designated as Green Belt; the largest designation in England.

The Borough has strong transport links resulting from an extensive network of roads and rail-lines that facilitate both internal and external movement. The road network includes the M6 which runs north-south through the centre of the Borough and the M56 running east-west, which links to the M6 in the north

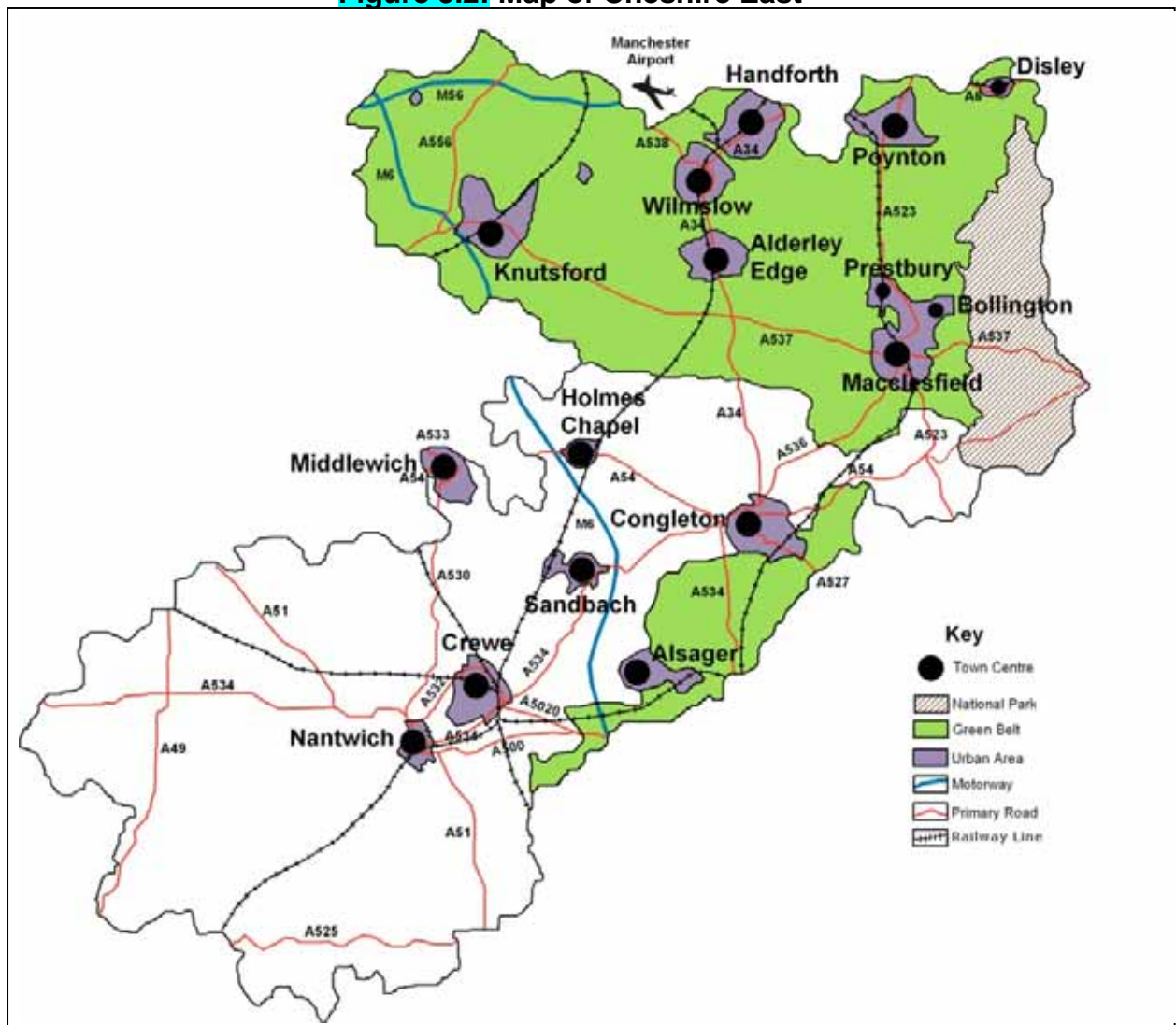
of the Borough. In addition to these motorways, there are also fourteen primary A roads that provide a north, east, south and west network.

The rail network is accessible from 22 railway stations across Cheshire East, located in the settlements of Adlington, Alderley Edge, Alsager, Ashley, Chelford, Congleton, Crewe, Disley, Goostrey, Handforth, Holmes Chapel, Knutsford, Macclesfield, Mobberley, Nantwich, Plumley, Poynton, Prestbury, Sandbach (Elworth), Styal, Wilmslow and Wrenbury.

These stations are located on one or more of the rail-lines radiating from Crewe. The lines are: the West Coast Main Line to Glasgow and London; the Stoke-on-Trent / Nottingham Line; the Shrewsbury / South Wales Line; the Chester / Holyhead Line; and the Greater Manchester link. Macclesfield is on the West Coast Main Line (Stoke-on-Trent branch) giving access to Greater Manchester and London Euston.

Figure 3.2 below indicates the distribution of these features within Cheshire East.

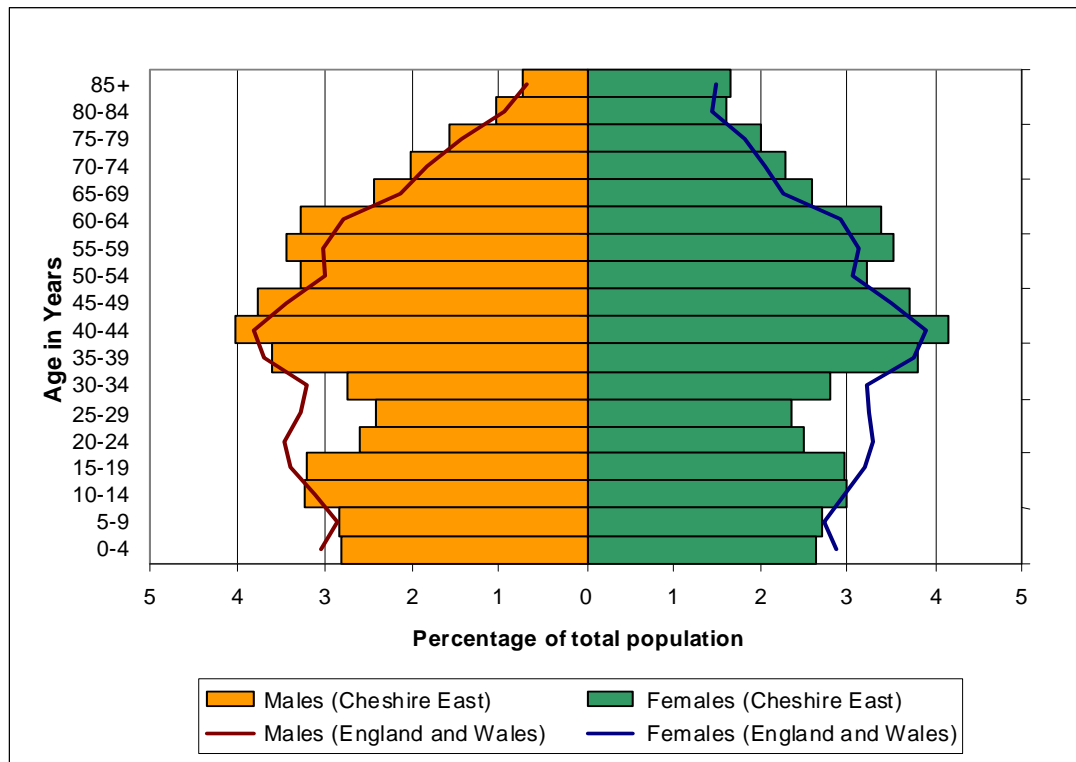
Figure 3.2: Map of Cheshire East



3.2 Population

Cheshire East has a population of 360,800, accounting for approximately 5.4% of the North West's population and 0.7% of the population of England. Around 49% of the population (176,800 people) is male, and 51% (184,000 people) is female¹⁰. Figure 3.3 illustrates a population pyramid, highlighting the age distribution of the population of Cheshire East.

Figure 3.3: Population Pyramid for Cheshire East (2007)



The population of Cheshire East is forecast to steadily increase over the next 20 years to nearly 380,000 by 2026. During this period there will also be a significant increase in the proportion of the population above the retirement age (the number of people aged 65 to 84 will increase by about 50%), and a reduction in the number of children (there will be approximately 5% fewer children).

In 2001 within Cheshire East there were 147,144 households with an average household size of 2.36 people. Housing need within Cheshire East is expected to increase, as a result of predicted increases in the population and changes to family sizes/dynamics resulting from the increased number of divorces and separations (6% of the residents of Cheshire East were divorced in 2001).

¹⁰ ONS (2007) Mid Year Population Estimate

3.3 Demography

In Cheshire East many of the factors that influence quality of life appear to be very positive. The data provided in **Table 3.1** forms a 'health profile' of Cheshire East. The profile uses indicators to measure the general healthiness of residents within Local Authority areas, and includes statistics for certain matters (e.g. physical activity) that contribute to people's general well-being.

Cheshire East is performing well against national averages and especially regional averages for a wide array of indicators, including life expectancy, violent crime and educational attainment. There remain however, a number of areas where residents of the Authority are worse off, the most prominent of these are: smoking during pregnancy; breast feeding initiation; binge drinking in adults; and road injuries and deaths.

Many of the factors that contribute to quality of life are examined in further detail in subsequent chapters in the AMR.

Table 3.1: Cheshire East Health Profile¹¹

		Cheshire East	North West	England Average	England Worst	England Best
Our Communities	1 Deprivation	6.2	31.8	19.9	89.9	0
	2 Children in poverty	12.5	25	22.4	66.5	6
	3 Statutory homelessness	1.3	2.7	2.8	8.9	0
	4 GCSE achieved (5A*-C inc. Eng & Maths)	55.8	N/A	48.3	26.5	73.3
	5 Violent crime	11.7	17.3	17.6	38.4	4.8
	6 Carbon emissions	8.2	7.3	7.2	15.7	4.6
Children's and Younger People's Health	7 Smoking in pregnancy	19.5	19.6	14.7	37.8	3.7
	8 Breast feeding initiation	61.5	60.9	71	32.5	92.2
	9 Physically active children	92.9	89.9	90	77.5	100
	10 Obese children	8.3	10	9.6	16.2	3.9
	11 Children's tooth decay (at age 5)	N/A	2	1.5	3.2	0
	12 Teenage pregnancy (under 18)	32.3	45.9	41.2	79.1	15
Adults' Health and Lifestyle	13 Adults who smoke	17.7	26	24.1	40.9	13.7
	14 Binge drinking adults	16.3	21.3	18	28.9	9.7
	15 Healthy eating adults	19.6	23.6	26.3	15.8	45.8
	16 Physically active adults	13.3	10.8	10.8	4.4	17.1
	17 Obese adults	21.4	24.5	23.6	31.2	11.9
Disease and Poor Health	18 Over 65s 'not in good health'	19.1	25	21.5	32.5	13.5
	19 Incapacity benefits for mental illness	20.9	40.5	27.7	59.4	8.7

¹¹ APHO and Department of Health (2009) Health Profile for Cheshire East © Crown Copyright 2009

		Cheshire East	North West	England Average	England Worst	England Best
	20 Hospital stays for alcohol related harm	1480.6	1943.8	1472.5	2615.1	639.9
	21 Drug misuse	7.3	12.3	9.8	27.5	1.3
	22 People diagnosed with diabetes	4.1	4.3	4.1	6.3	2.6
	23 New cases of tuberculosis	1.7	10	15	102.1	0
	24 Hip fracture in over-65s	444.1	493.9	479.8	699.8	219
Life Expectancy and Causes of Death	25 Excess winter deaths	20.8	16.3	17	30.3	4
	26 Life expectancy - male	78.3	76	77.7	73.2	83.7
	27 Life expectancy - female	82.4	80.8	81.8	78.1	87.8
	28 Infant deaths	3	5.5	4.9	9.6	1.3
	29 Deaths from smoking	189.6	253.3	210.2	330.2	134.4
	30 Early deaths: heart disease & stroke	74	96.4	79.1	130.5	39.6
	31 Early deaths: cancer	109.7	129.5	115.5	164.3	75.7
	32 Road injuries and deaths	77.8	54.6	54.3	188	18.4

Significantly worse than the England Average	
Not significantly different to the England Average	
Significantly better than the England Average	

Notes on Indicators:

1 % of people in this area living in 20% most deprived areas of England 2007 2 % of children living in families receiving means-tested benefits 2007 3 Crude rate per 1,000 households 2007/08 4 % at Key Stage 4 2007/08 5 Recorded violence against the person crimes crude rate per 1,000 population 2007/08 6 Total end user CO2 emissions per capita (tonnes CO2 per resident) 2006 7 % of mothers smoking in pregnancy where status is known 2007/08 8 % of mothers initiating breast feeding where status is known 2007/08 9 % 5-16 year olds who spent at least 2 hours per week on high quality PE and school sport 2007/08 10 % of school children in reception year 2007/08 11 Average number of teeth per child age 5 which were actively decayed, filled or had been extracted 2005/06 12 Under-18 conception rate per 1,000 females (crude rate) 2005-2007 13 %. Modelled estimate from Health Survey for England 2003-2005 14 %. Modelled estimate from Health Survey for England 2003-2005 15 %. Modelled estimate from Health Survey for England 2003-2005 16 % aged 16+ 2007/08 17 %. Modelled estimate from Health Survey for England 2003 -2005 18 % who self-assessed general health as 'not good' (directly age and sex standardised) 2001 19 Crude rate per 1,000 working age population 2007 20 Directly age and sex standardised rate per 100,000 population 2007/08 21 Crude rate per 1,000 population aged 15-64 2006/07 22 % of people on GP registers with a recorded diagnosis of diabetes 2007/08 23 Crude rate per 100,000 population 2004-2006 24 Directly age-standardised rate for emergency admission 2006/07 25 Ratio of excess winter deaths (observed winter deaths minus expected deaths based on non-winter deaths) to average non-winter deaths 1.08.04- 31.07.07 26 At birth, 2005-2007 27 At birth, 2005-2007 28 Rate per 1,000 live births 2005-2007 29 Per 100,000 population age 35+, directly age standardised rate 2005-2007 30 Directly age standardised rate per 100,000 population under 75 2005-2007 31 Directly age standardised rate per 100,000 population under 75 2005-2007 32 Rate per 100,000 population 2005-2007

3.4 The Natural Environment

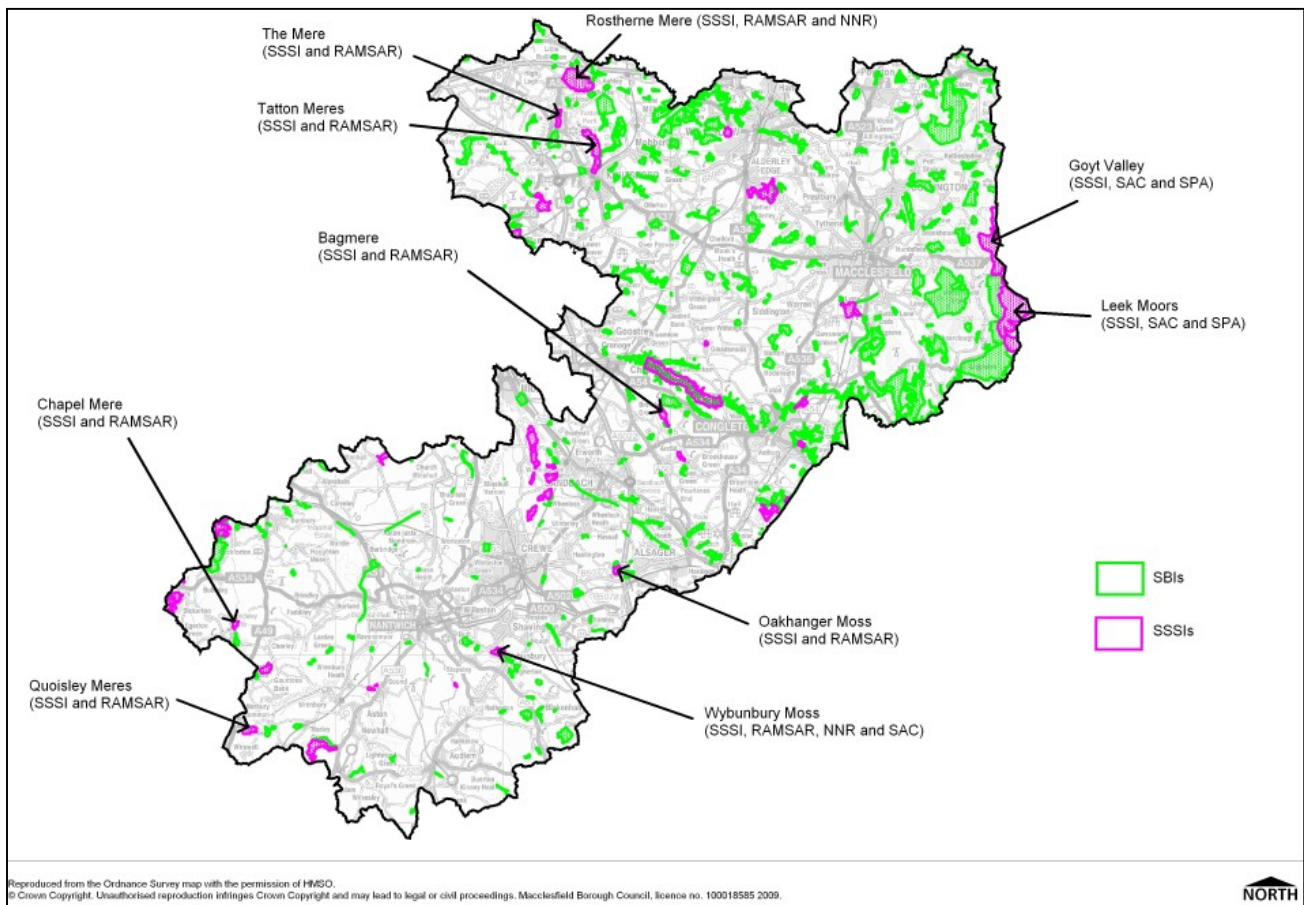
Cheshire East's landscape is dominated by the flat topography of the Cheshire plains, however variety is provided as a result of the proximity of the Peak District to the East and the Mid Cheshire Ridge to the West. Within Cheshire East there is a diverse range of flora and fauna (acknowledged in the Biodiversity Action Plan for Cheshire) across varied environments, all of which have an intrinsic value.

A number of areas in Cheshire East have received some form of legal designation, which places a requirement on Local Authorities and others to ensure that they are maintained to a high standard. The designations applied to sites within the Borough vary, dependent on whether they are locally, nationally or internationally important. The most prominent environmental designations within Cheshire East are:

- 416 Sites of Biological Importance (SBIs) - these are locally valued sites of biological diversity.
- 33 Sites of Special Scientific Interest (SSSIs) - these sites are nationally important, designated as they are felt to represent the very best wildlife and geological sites in the Country.
- 2 National Nature Reserves - these are nationally important sites established to protect the most important areas of wildlife habitat and geological formations in Britain.
- 1 Special Protection Area - designated as a result of its importance as a habitat for rare and vulnerable birds. This site is of international importance.
- 2 Special Areas of Conservation - these sites have been designated due to their potential to contribute towards the conservation of 189 habitat types and 788 species identified as most in need of conservation at a European level (excluding birds).
- 2 Ramsar designations (spread across 9 sites) - these are wetlands of international importance designated under the Ramsar Convention. These sites are of international importance.
- National Park designation placed on the Peak District National Park - this site was designated because of its outstanding value in terms of natural beauty, ecological, archaeological, geological and recreational value.

The distribution of these key environmental designations is indicated in Figure 3.4. This figure highlights the proximity of many of these sites to the main settlements of Cheshire East, particularly in the North of the Borough. Further information on the measures taken to protect and enhance the natural environment in Cheshire East is provided in subsequent sections of this report.

Figure 3.4: Environmentally Designated Sites in Cheshire East



3.5 The Built Environment

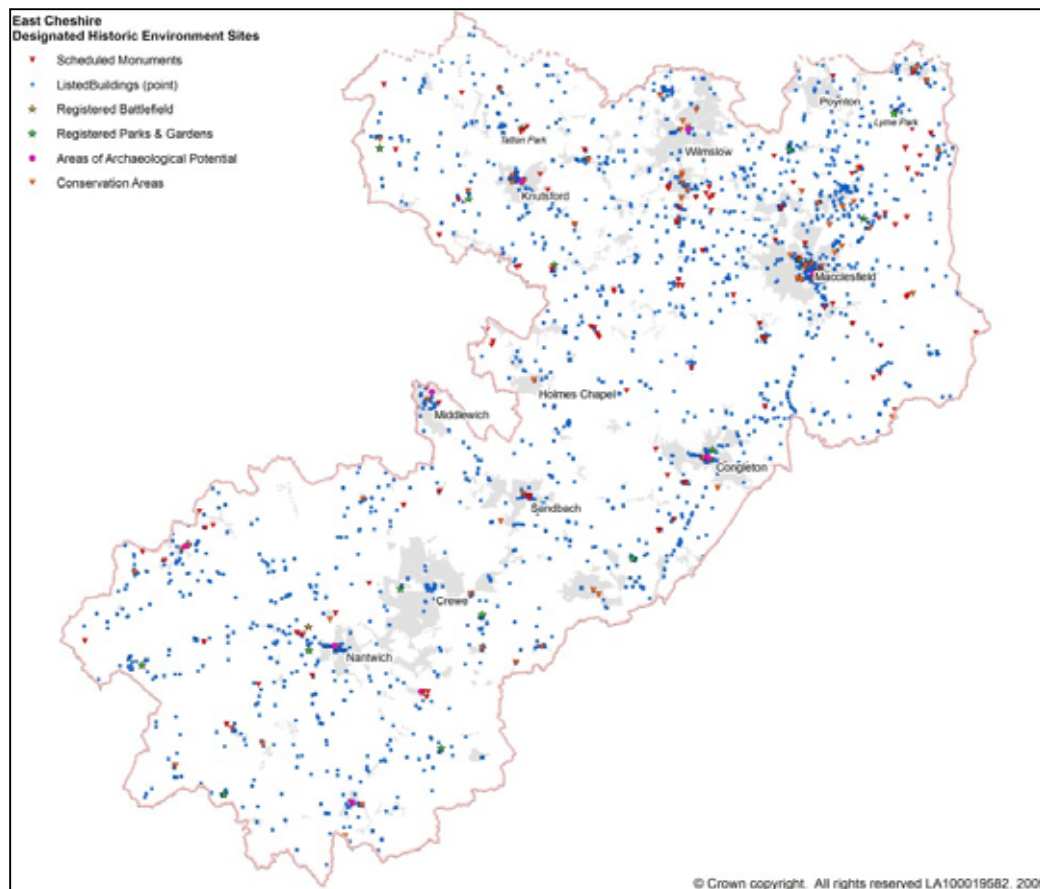
Cheshire East has a diverse and varied history, reflected in its social and architectural legacy. Surviving heritage is often unique and irreplaceable, which places the responsibility of preservation on the current generation.

There are a variety of formal designations developed to protect the cultural heritage present across the country, devised with the intention of preserving them for current and future generations. Figure 3.5 illustrates the distribution of historic assets in Cheshire East, which include:

- 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 Monuments;
- 17 registered parks and gardens of historic interest;
- 10 areas of archaeological potential (these are parts of the country where it is deemed likely that buried archaeology has survived);
- 1 registered battlefield (designated as a result of the importance of events that took place there).

More detailed information relating to the protection and enhancement of these assets is provided in [Chapter 6.0](#).

Figure 3.5: Cheshire East: Designated Historic Environment Sites



3.6 Sustainability

Analysis of a broad range of data, undertaken as part of the Sustainability Appraisal process regarding the present social, economic and environmental characteristics of Cheshire East, have led to the identification of a variety of planning issues that are affecting local communities in the area. To help address each of these issues, a suite of 'Sustainability Objectives' have been identified in the Core Strategy Scoping Report; these are shown in [Table 3.2](#). These objectives will provide a framework for considering policy options to manage new development in Cheshire East, which will be explored as work on the Authority's LDF progresses.

Table 3.2: Sustainability Objectives in Cheshire East

Sustainability Objectives	
Protection and Enhancement of the Environment	
1	To protect and enhance biodiversity, habitats and important geological features; with particular care to sites designated internationally, nationally, regionally and locally.
2	To prevent inappropriate development on floodplains and guard against increased risk of flooding.
3	To minimise the need to travel by car and facilitate integrated forms of sustainable transport.
4	To protect and enhance the quality, integrity and distinctiveness of the area's heritage, landscapes and townscapes and ensure that new development is of high quality design.
5	Encouraging sustainable waste management by reducing the production of waste and increasing opportunities for recycling and composting.
6	To minimise the production of all forms of pollution and reduce the Borough's contribution to climate change.
Prudent Use of Natural Resources	
7	To reduce the consumption of natural resources, protect green infrastructure and optimise the re-use of previously developed land and buildings.
8	To minimise the requirement for energy use, promote energy efficiency, and increase the use of energy from renewable sources.
9	To promote high quality building standards, particularly in relation to sustainable design, the incorporation of renewable energy generation, building character and good/considerate construction techniques.
Sustainable Economic Development	
10	To increase the vitality and viability of town and local centres.
11	Achieving the interconnected objectives of establishing a sustainable, competitive local economy and improving access to skills, knowledge and employment both in rural and urban areas.
Social Cohesion and Inclusion	
12	To create a safe environment to live in and reduce fear of crime.
13	To enhance and promote the quality of life, health and social inclusion of all residents in the Borough.
14	Improve the quality of existing residences that fail to meet the Decent Homes Standard.
15	To promote the development of good quality, sustainable and affordable housing of an appropriate mix and tenure to meet the needs of the local population.
16	To maintain and enhance formal and informal cultural, leisure and recreational facilities and improve access to the countryside.


4.0 Social Progress

4.1 Introduction

Planning Policy Statement 1 includes a number of objectives for the promotion of sustainable communities and community cohesion reflected in both urban and rural areas. Indeed one of the sustainable development objectives within the policy statement refers to social progress, which recognises the needs of everyone. It is important therefore that planning policies reflected in saved Local Plan documents and Development Plan Documents help to establish socially inclusive communities and fulfil the following objectives:

- Ensure the impact of development on the social fabric of communities is considered;
- Seek to reduce social inequalities;
- Address accessibility (both in terms of location and physical access) for all members of the community to jobs, health, housing, education, shops, leisure and community facilities;
- Take into account the needs of all the community, including particular requirements relating to age, sex, ethnic background, religion, disability or income;
- Deliver safe, healthy and attractive places to live: and,
- Support the promotion of health and well being by making provision for physical activity.

4.2 Accessibility

Indicator Reference	SP1	Indicator	Housing Completions in Sustainable Locations – Accession Data		
Indicator Type	Local Output	CE 2008/09 Result	See Table 4.1	Progress	

Commentary

Policy DP 1 (Spatial Principles) within the North West of England Plan Regional Spatial Strategy (RSS) sets out a number of principles that should underpin plans, strategies and individual proposals within the North West. These principles include the promotion of sustainable communities and the management of travel demand through reducing the need to travel and increasing accessibility. Indeed objectives contained within the existing saved Local Plan documents for the former Districts that now form Cheshire East reflect the need to minimise the need to travel and improve movement and accessibility both internally within the Borough and also travelling outside of the Borough.

The Congleton Local Plan (2005) and Crewe and Nantwich Local Plan (2005) refer to a target of a minimum of 75% of all new built development to be within ½ mile of a public transport node and 1 mile of existing or proposed local convenience shop / primary school. The Macclesfield Local Plan (2004) includes a target for at least 90% of new housing to be in locations that are well served by public transport.

The data included within Table 4.1 (below) indicates that excluding hospitals, over 83% of development for the former Macclesfield District and over 93% for the former Congleton District were within 30 minutes public transport time of the following services (highlighted in Table 4.1 below).

**** Commentary to be inserted regarding CNBC Accession Data – currently awaiting****


- G.P.;
- Primary School;
- Secondary School;
- Area of Employment;
- Major Retail Centre.

Sustainability objectives contained within the Cheshire East Core Strategy Sustainability Appraisal Scoping Report include the objective to minimise the need to travel by car and facilitate integrated forms of sustainable transport. Subsequently the contents of the Core Strategy will be tested via the Sustainability Appraisal and Development Plan making process to ensure that development occurs in sustainable locations.

Table 4.1: Accession Data for the Former Districts¹²

	Crewe and Nantwich (Data to Insert)	Macclesfield	Congleton
Total Completed Dwellings		277	123
Residential Development within 30 Minutes Public Transport Time of a G.P.		249 (89.9%)	116 (94.3%)
Residential Development within 30 Minutes Public Transport Time of a Hospital		179 (64.6%)	36 (29.3%)
Residential Development within 30 Minutes Public Transport Time of a Primary School		261 (94.2%)	118 (95.9%)
Residential Development within 30 Minutes Public Transport Time of a Secondary School		230 (83%)	115 (93.5%)
Residential Development within 30 Minutes Public Transport Time of a Area of Employment		242 (87.4%)	116 (94.3%)
Residential Development within 30 Minutes Public Transport Time of a Major Retail Centre		234 (84.5%)	113 (91.9%)

ACTION REQUIRED: Continue encouraging new developments in sustainable locations, from which a range of local services can be easily accessed by a choice of means of transport.

Indicator Reference	SP2	Indicator	Travel to Work		
Indicator Type	Local Output	CE 2008/9 Result	See Figure 4.1	Progress	

Commentary

Figure 4.1 (below) highlights the travel to work method utilised by Cheshire East residents¹³. The following shows how key Cheshire East travel to work statistics compare with both the regional and national averages:

¹² RSS Data Tables

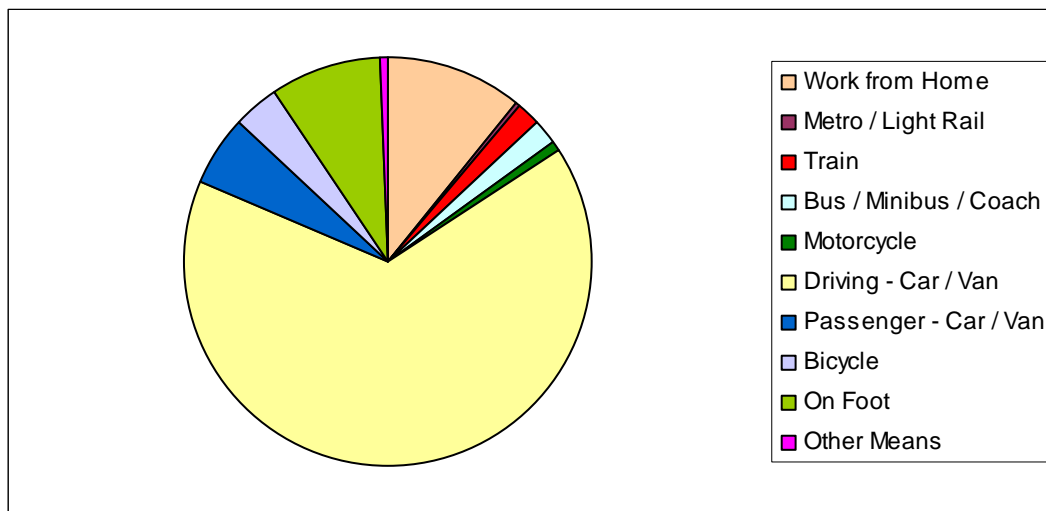
¹³ ONS (2001) Census Data

- 10.89% of Cheshire East residents work from home; this is higher than both the England (9.16%) and North West (8.36%) averages.
- 65.1% of Cheshire East residents drive to work via a car or van. This is higher than the England (54.9%) and North West (58.4%) averages.
- 3.4% of Cheshire East residents cycled to work; this is higher than the England (2.82%) and North West (2.27%) averages.

Out of the former Districts, the former District of Macclesfield had the highest proportion of residents who worked from home (11.7%), the former Crewe and Nantwich District had the highest proportion of residents who travelled to work via bus (2.5%) and cycled to work (6.82%) and the former Congleton District had the highest proportion of residents who travelled to work via a car or van (69%).

Within Cheshire East, 25,192 people travelled over 20Km to work. This equates to 14.9% of residents in Cheshire East and compares to 10.2% of North West residents¹⁴. As illustrated in Figure 4.1 a high proportion of Cheshire East residents travel to work via driving a car / van and a relatively low proportion of residents travel to work as a passenger in a car / van. This analysis suggests that a high number of travel to work trips are undertaken as single passenger trips in cars / vans. This has implications for issues such as traffic congestion and climate change within Cheshire East.

Figure 4.1: Travel to Work Method¹⁵



3.4% of Cheshire East residents cycle to work and there are current schemes within Cheshire East that will encourage this travel to work method further. Connect2 is part of a nationwide sustainable transport project that aims to encourage people to make everyday journeys by foot or bike. As part of the Connect2 scheme, a rural greenway will be created between the towns of


¹⁴ ONS (2001) Census Data

¹⁵ ONS (2001) Census Data

Nantwich and Crewe. Further details on this project including a map of the proposed route for the greenway project can be accessed via the Cheshire East website.¹⁶

The Cheshire East Core Strategy Sustainability Appraisal Scoping Report includes within its sustainability appraisal framework, the objective to minimise the need to travel by car and facilitate integrated forms of sustainable transport. This objective will be used to test the policies within the Core Strategy and associated Development Plan Documents to ensure that the issue of sustainable transport is addressed through the spatial planning framework.

ACTION REQUIRED: Continue encouraging new developments in sustainable locations, from which a range of local services can be easily accessed by a choice of means of transport.

Indicator Reference	SP3	Indicator	Car Ownership ¹⁷		
Indicator Type	Local Output	CE 2008/09 Result	See Table 4.2	Progress	

Commentary

Table 4.2 (below) highlights the levels of car ownership in Cheshire East. In total, 82% of households in Cheshire East owned at least one car, suggesting a high dependence on the car as a method of transportation. The red shaded boxes within Table 4.2 indicate instances where the former District areas have higher proportions than the Cheshire East average figure. As highlighted in Table 4.2 a higher proportion of households in the former Crewe and Nantwich District on average owned no car or owned one car and the former Districts of Congleton and Macclesfield had a higher proportion of households who owned two or three cars.

ACTION REQUIRED: None required at present.


¹⁶ http://www.cheshireeast.gov.uk/transport_and_travel/connect_2/greenway_scheme.aspx

¹⁷ Please note that this indicator refers to Census Data and is not regularly updated. It will continue to be reported on within the AMR and updated when new data is available.

Table 4.2: Car Ownership in Cheshire East¹⁸

	Cheshire East	Former Crewe and Nantwich District	Former Congleton District	Former Macclesfield District
Number of Households	147,144	45,699	37,283	64,162
% no car	18%	22%	15%	16%
% 1 Car	42%	44%	41%	41%
% 2 Cars	32%	27%	36%	34%
% 3 Cars	6%	5%	7%	7%
% 4 Cars	2%	2%	2%	2%

4.3 Crime

Indicator Reference	SP4	Indicator	Crime Statistics (Home Office)		
Indicator Type	Significant Effects	CE 2008/09 Result	See Table 4.3	Progress	

Commentary

Table 4.3: Number of Offences in Cheshire East¹⁹

Year	Violence Against a Person	Sexual Offences	Robbery	Burglary / Dwellings Offences	Theft of a Motor Vehicle	Theft from a Motor Vehicle
2007/08	4,216	199	194	1,072	770	2,156
2008/09	4,019	201	181	1,072	590	1,822

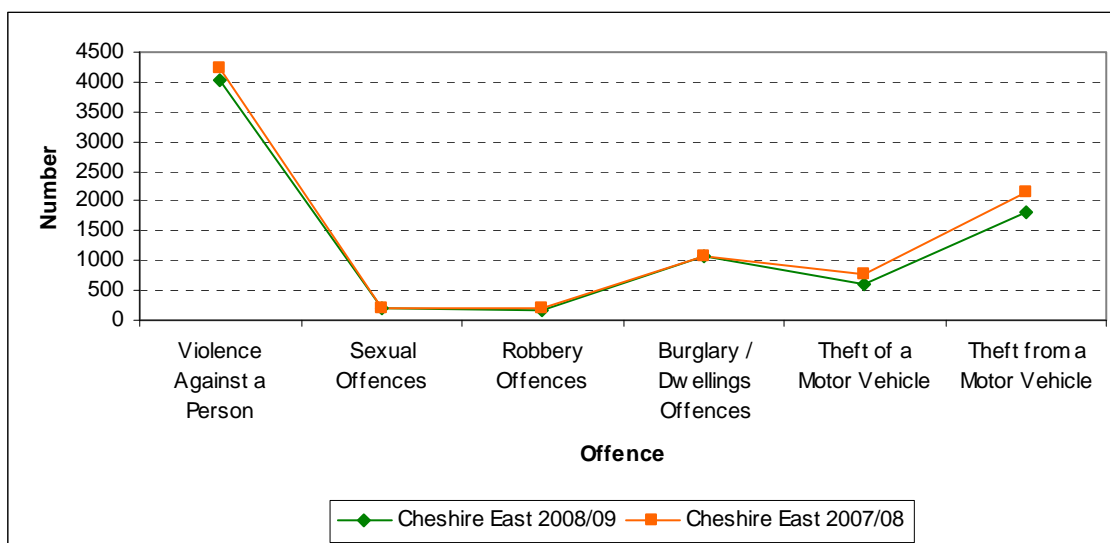
Table 4.3 (above) represents statistics accessed via the Home Office website. The following categories of criminal offence have reduced in number in Cheshire East over the period 2007/08 – 2008/09 (this is also reflected within Figure 4.2 (below):

- Violence against a person (4.7% reduction over 2007/08 – 2008/09 period);
- Robbery offences (6.7% reduction over 2007/08 – 2008/09 period);
- Theft of a motor vehicle (23% reduction over 2007/08 – 2008/09 period);
- Theft from a motor vehicle (15.5% reduction over 2007/08 – 2008/09 period).

¹⁸ ONS (2001) Census Data


¹⁹ Home Office Statistics

**Figure 4.2: Number of Criminal Offences Within Cheshire East
2007 – 2009²⁰**



From Table 4.3 and Figure 4.2 it appears that crime rates within Cheshire East are generally falling, in particular violence against a person and thefts

ACTION REQUIRED: None required at present.

Indicator Reference	SP5	Indicator	Place Survey (Crime Questions)		
Indicator Type	Significant Effects	CE 2008/09 Result	See Commentary	Progress	

Commentary

The Place Survey is the successor to the tri-annual Best Value User Satisfaction General Household Survey. All Local Authorities in England undertook the Place Survey in September 2008. The survey collected and reported on a number of National Indicators (NI) relating to perceptions of life and services in local areas. They also collected views on quality of life and perceptions on anti-social behaviour. Further information on the Place Survey can be found under indicator SP9.

The Survey obtained a number of statistics relating to perceptions of crime and antisocial behaviour in Cheshire East. Firstly, as an indication of the importance of the perception of the level of crime to residents, 64% of respondents indicated that the level of crime was an important indicator of a good place to live. 49% of Cheshire East respondents were very or fairly satisfied with the local police force. Importantly, only 54% of respondents to

²⁰ Home Office Statistics

the Survey felt very safe or fairly safe after dark suggesting within the Borough there is an issue with the fear of crime and perception of safety after dark. This is compared to 92% of respondents who felt very safe or fairly safe during the day.

The following proportion of respondents to the Place Survey felt that the following is a very big or fairly big problem:


- Noisy neighbours or loud parties: 10%;
- Teenagers hanging around the streets: 41%;
- Rubbish or litter lying around: 35%;
- Vandalism, graffiti and other deliberate damage to property or vehicles: 27%;
- People using or dealing drugs: 26%;
- People being drunk or rowdy in public places: 29%;
- Abandoned or burnt out cars: 3%.

Finally, 25% of respondents to the Place Survey strongly or tended to agree that public services are successfully dealing with anti-social behaviour and crime within the local area.

It is clear that despite the fact there has been a reduction in the number of offences there is a perception and a fear of crime. The Cheshire East Core Strategy Sustainability Appraisal Scoping Report includes within its sustainability objective framework, the objective to create a safe environment to live in and reduce the fear of crime. This objective will be used to test the policies within the Core Strategy and ensure that the issue of addressing the fear of crime is included within the spatial planning framework.

ACTION REQUIRED: Implement measures to reduce the perception or the fear of crime. Ensure that safety considerations form a key part of the design of new development (see indicator **PE1**).

4.4 Education

Indicator Reference	SP6	Indicator	GCSE Results 2003/04 – 2007/08		
Indicator Type	Contextual	CE 2008/09 Result	See Table 4.4 and Figure 4.3	Progress	

Commentary

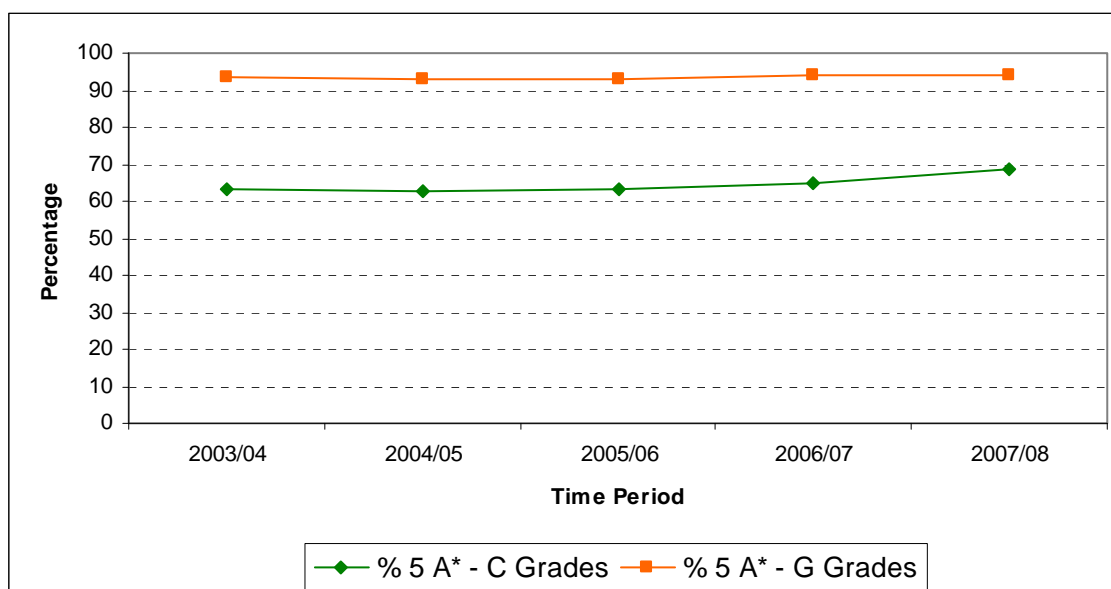
As reflected in **Table 4.4** and **Figure 4.3 (below)**, there has been a steady increase in the proportion of 15 year old pupils in Cheshire East achieving 5 A* - C grades since 2003/04. Furthermore there has consistently been over 92% of pupils achieving 5 A* - G grades. This has resulted in a steady

reduction since 2004 / 05 in the proportion of pupils leaving secondary school with no GCSE passes (only 1.3% of 3977 15 year olds pupils in 2007/08 achieving no GCSE passes).

Table 4.4: GCSE Results for Cheshire East (referenced by residence)²¹

Cheshire East	All 15 Yr Old Pupils	% 5 A* - C Grades	% 5 A* - G Grades	% With no GCSE Passes
2003/04	3837	63.1	93.5	2.7
2004/05	3913	62.8	92.9	3.2
2005/06	3956	63.1	92.9	2.6
2006/07	3962	65	94	2.0
2007/08	3977	68.7	94.3	1.3


Figure 4.3: GCSE Results 2003/04 – 2007/08²²



ACTION REQUIRED: Ensure that this indicator is monitored and a policy framework established to ensure access to skills, knowledge and employment for residents within Cheshire East.

²¹ Department of Education accessed via Lilac website <http://lilac/MainMenu.aspx>

²² Lilac website <http://lilac/MainMenu.aspx>

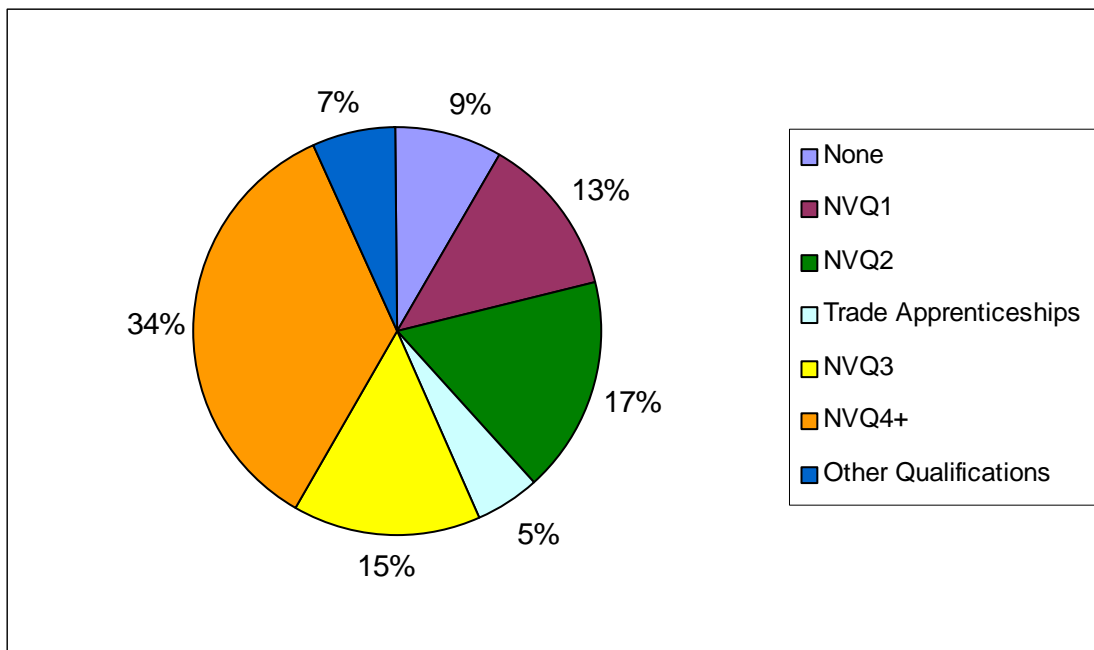
Indicator Reference	SP7	Indicator	NVQ Qualification Level (Jan 08-Dec 08)		
Indicator Type	Contextual	CE 2008 Result	See Figure 4.4	Progress	

Commentary

Figure 4.4 (below) highlights the overall qualification levels of Cheshire East residents who are of working age (16 years of age until between 59 and 64 years of age). The figure highlights that a large proportion of residents (35%) have obtained a qualification level of NVQ level 4 or above. 5% of Cheshire East residents have also obtained qualifications via trade apprenticeships. Information obtained via the Direct Gov website suggests that a GCSE grade A* - C is equivalent to a NVQ level 2 and 67% of Cheshire East residents have obtained a level 2 qualification or above.

Comparator indicators at both a regional and national level suggest that proportionately, Cheshire East has a higher proportion of residents with a NVQ 4 or above qualification level (or equivalent) than at a regional and national level and additionally has a higher proportion of residents who held a qualification.


Figure 4.4: Qualification Levels of Cheshire East Residents (01/08 – 12/08)²³



ACTION REQUIRED: Provide a supporting spatial planning and development management framework to ensure residents have access to education and further develop the skilled economy.

²³ Annual Population Survey (accessed via <https://www.nomisweb.co.uk/Default.asp>)

4.5 Health

Indicator Reference	SP8	Indicator	Limiting Long Term Illness		
Indicator Type	Significant Effects	CE 2008/09 Result	See Table 4.5	Progress	

Commentary


Information obtained from the 2001 census for the former Districts is presented within Table 4.5 (below). As is reflected in the table, across Cheshire East the proportion of those with a limiting long-term illness was 17% (lower than the national and regional averages). Within Cheshire East the proportion of residents with limiting long-term illness was broadly similar, with former District of Crewe at 18% and the former Districts of Congleton and Macclesfield at 16%.

One of the key spatial priorities reflected in the RSS is the promotion of sustainable communities; this priority includes the promotion of health of the region's population and also the reduction of social inequalities. As an issue this will have to be addressed through the future spatial planning framework.

Table 4.5: Limiting Long Term Illness²⁴

	Cheshire East	Northwest	England
Number of People Limiting Long Term Illness	58,974 (17%)	1,394,609 (21%)	8,809,194 (18%)
Number of Working Age People with Limiting Long Term Illness	24,787 (12%)	670,148 (16%)	4,014,005 (13%)

ACTION REQUIRED: None required at present.

Indicator Reference	SP9	Indicator	Place Survey (Health Questions)		
Indicator Type	Significant Effects	CE 2008/09 Result	See Tables 4.6-4.8	Progress	

Commentary

The following percentage tables are taken from the Place Survey. The Survey was undertaken by Cheshire East and administered on behalf of the

²⁴ ONS (2001) Census Data

Department of Communities by the Audit Commission. The sample size for the questionnaire was a total of 15,120 households with 6,378 completed questionnaires returned (representing a response rate of 42.6%).

A number of questions within the Place Survey addressed issues concerning health inequalities in Cheshire East. The questions were presented in the survey as follows:

- How is your health in general?
- Do you have any long-standing illness, disability or infirmity?
- (If yes to the previous question), Does this illness or disability limit your activities in any way?

As reflected in **Table 4.6** (below), 78% of Cheshire East residents who responded to the survey assessed their own health as good or very good. 3% of respondents assessed their health as bad; this was reflected also for the 4% of former District of Crewe and Nantwich respondents who assessed their health as bad.

Table 4.6: Question - How is your Health in General?²⁵

	Cheshire East	Congleton	Crewe and Nantwich	Macclesfield
Not Answered	2%	2%	1%	2%
Very Good	33%	30%	32%	36%
Good	45%	47%	44%	44%
Fair	17%	18%	18%	15%
Bad	3%	2%	4%	3%
Very Bad	1%	1%	1%	0%

In respect to the issue of long-standing illness, disability or infirmity, 26% of respondents to the questionnaire had long-standing illness, disability or infirmity overall in Cheshire East (27% in the former Congleton District, 28% in the former Crewe and Nantwich District and 25% in the former Macclesfield District). Of the 26% of Cheshire East respondents who answered yes to the question relating to a long-standing illness, disability or infirmity, 65% stated that the illness or disability limited their activity.

Table 4.7: Question - Do you have any Long-standing Illness, Disability or Infirmity?²⁶

	Cheshire East	Congleton	Crewe and Nantwich	Macclesfield
Not Answered	3%	2%	3%	3%
Yes	26%	27%	28%	25%
No	71%	71%	68%	73%


²⁵ Place Survey

²⁶ Place Survey

Table 4.8: Question – If Yes to the Question (above), Does This Illness or Disability Limit your Activities in any way?

	Cheshire East	Congleton	Crewe and Nantwich	Macclesfield
Yes	65%	60%	66%	67%
No	35%	40%	34%	33%

ACTION REQUIRED: None required at present.

Indicator Reference	SP10	Indicator	Life Expectancy		
Indicator Type	Significant Effects	CE 2008/09 Result	See Commentary	Progress	

Commentary


Information obtained from the Association of Public Observatories (2005-2007 period) suggests that the life expectancy for Cheshire East residents is 82.36 years for females and 78.32 years for males. This level of life expectancy is slightly higher in Cheshire East to levels assessed for the area of Cheshire West and Chester, in that the female life expectancy level for Cheshire West and Chester is 81.68 years and 77.89 years for males. Life expectancy levels for Cheshire East are slightly higher than the England (81.81 years – female and 77.65 years – male) and North West averages (80.45 years – female and 76.03 years – male). Thus highlighting that life expectancy levels in Cheshire East are higher than comparator areas and the overall national average.

Research undertaken by the Central and Eastern Cheshire Primary Care Trust in a report entitled “Cheshire East Joint Strategic Needs Assessment – A First Look”²⁷ included an assessment of healthy life expectancy in Cheshire East at a lower level of geography. Life expectancy at smaller geographies or at town level reveals differences. The healthy life expectancy for males in Grosvenor Ward in Crewe is just 60.4 years, whereas the healthy life expectancy for males in Knutsford Norbury is 81 years. For women, healthy life expectancy at birth in Delamere ward in Crewe is 65.8 years and in Knutsford Norbury, 82.1 years.

One of the key spatial priorities reflected in the RSS is the promotion of sustainable communities; this priority includes the promotion of health of the region’s population and also the reduction of social inequalities. As an issue this will have to be addressed through the future spatial planning framework with partners, including the Primary Care Trust amongst others.

²⁷ Central and Eastern Cheshire PCT (NHS) and Cheshire East Council, Cheshire East Joint Strategic Needs Assessment: A First Look

ACTION REQUIRED: To reduce social inequalities and promote health of residents through partnership working.

Indicator Reference	SP11	Indicator	Index of Multiple Deprivation		
Indicator Type	Significant Effects	CE 2008/09 Result	See Table 4.9	Progress	

Commentary

The Index of Multiple Deprivation data (IMD 2007) combines a number of economic, social and environmental based indicators to assess and identify levels of deprivation in a particular area. These indicators are then combined to provide an overall score identifying the level of deprivation at a super output area (SOA).

The IMD data is based on distinct dimensions of deprivation, measured and recognised separately. These factors are then weighted and combined to form a score / ranking. The factors included within the overall deprivation assessment are reflected in [Table 4.9](#) (below). This data can then be manipulated to form a score or rating that allows direct comparison of deprivation levels in an area.

As reflected in [Table 4.9](#), 17 SOAs in Cheshire East are rated as amongst the 25% most deprived in the country with 3 SOAs amongst the 10% most deprived in the country. As reflected in [Table 4.10](#) (below), a large number of SOAs within the 20% most deprived SOAs in England are located within the former District area of Crewe and Nantwich.

[Table 4.9](#) also highlights the high proportion of SOAs assessed as the least deprived areas in the country. A total of 199 SOAs are amongst the 25% least deprived in the country and 71 SOAs are amongst the 10% least deprived in the country.

Deprivation and inequality still remain serious issues that must be considered and addressed in any future spatial planning framework. Indeed one of the sustainability objectives proposed to test the policies within the Core Strategy and associated Development Plan Documents is the objective of the enhancement and promotion of resident's quality of life, health and social inclusion in the Borough.

ACTION REQUIRED: Consider the implications of socio-economic change when developing LDF policies and analysing policy performance.

Table 4.9: Index of Multiple Deprivation²⁸

Results of the 2007 Index of Multiple Deprivation				
	SOAs amongst the 25% most deprived in the country	SOAs amongst the 10% most deprived in the country	SOAs amongst the 25% least deprived in the country	SOAs amongst the 10% least deprived in the country
Income	21	3	110	61
Employment	24	5	89	31
Health Deprivation	23	1	77	21
Education Skills	33	6	119	60
Barriers to Housing	27	11	112	60
Crime	21	3	129	45
Living Environment	28	11	94	39
Total	17	3	119	71

Table 4.10: LSOA Index of Multiple Deprivation²⁹


LSOA	Former District	National 2007 Rank	Rank Within Cheshire
St Barnabas L3	Crewe and Nantwich	2459	7
West Coppenhall & Grosvenor L4	Crewe and Nantwich	2848	9
West Coppenhall & Grosvenor L1	Crewe and Nantwich	3148	12
Alexandra L1	Crewe and Nantwich	3633	14
Central & Valley L1	Crewe and Nantwich	3664	16
East Coppehall L2	Crewe and Nantwich	3991	20
St Barnabas L4	Crewe and Nantwich	4212	21
Macclesfield Town South L4	Macclesfield	4978	26
Wilmslow Town Dean Row and Handforth L4	Macclesfield	5639	32
West Coppenhall & Grosvenor L5	Crewe and Nantwich	5725	34

²⁸ CLG website, <http://www.communities.gov.uk/corporate/>

²⁹ Index of Multiple Deprivation 2007. National ranks are out of 32482 LLSOA's in England and out of 442 LLSOA's in Cheshire, with 1 being the most deprived.

LSOA	Former District	National 2007 Rank	Rank Within Cheshire
Central & Valley L5	Crewe and Nantwich	5753	35
East Copenhall L4	Crewe and Nantwich	5868	36
Wilmslow Town Dean Row and Handforth L6	Macclesfield	5955	40
Congleton East L3	Congleton	6235	43

4.6 Affluence

Indicator Reference	SP12	Indicator	Household Income (Paycheck data)		
Indicator Type	Contextual	CE 2008/09 Result	See Figure 4.5	Progress	

Commentary

Figure 4.5 below highlights average household income levels based upon modelled estimates (referred to as Paycheck data). Paycheck data is derived from a profile of all 1.6 million postcodes in the UK using information on over 4 million households from lifestyle surveys, the Census and Market Research data to produce this estimate.

Figure 4.5: Modelled Estimates of Household Income³⁰

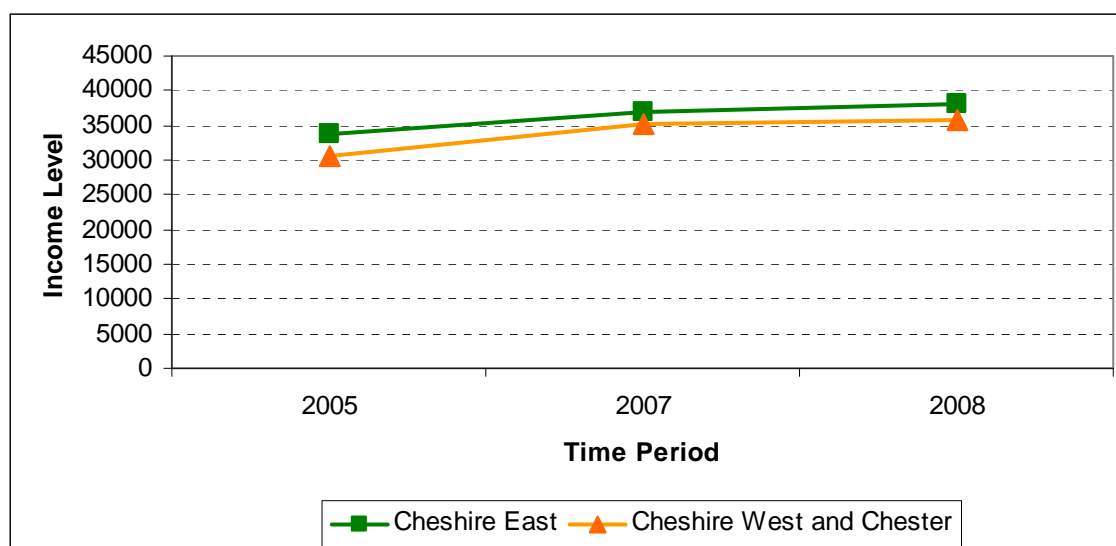



Figure 4.5 below highlights that the average household income over the period 2005-2008 has grown steadily. The Figure also draws attention to the variation of household income levels between Cheshire East and Cheshire

³⁰ CACI Data Published via LILAC <http://lilac/MainMenu.aspx>

West and Chester; on average household income levels have been higher in Cheshire East than Cheshire West and Chester.

ACTION REQUIRED: Monitor levels of household income within the Borough to assess impacts upon affordability issues (including the affordability of dwellings and income deprivation levels within the Borough).

Indicator Reference	SP13	Indicator	Average Median Earnings		
Indicator Type	Contextual	CE 2008/09 Result	See Figures 4.6 to 4.8	Progress	

Commentary

Figure 4.6: Average Hourly Earnings (Median) – Residence Based³¹

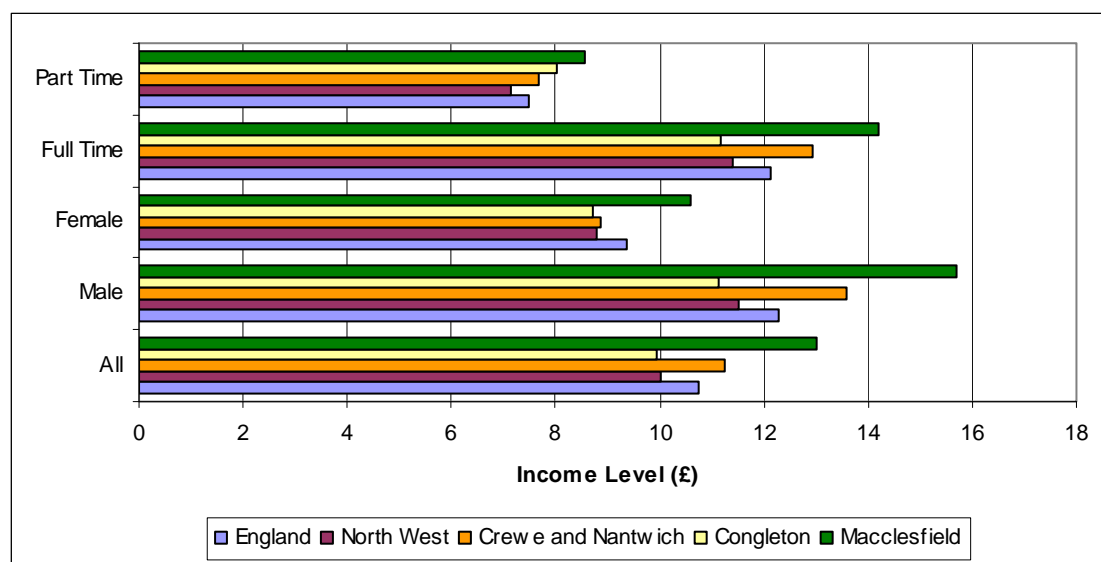


Figure 4.6 above is taken from the Annual Survey of Hours and Earnings (ASHE) from the Office of National Statistics (ONS) (2008). Figure 4.6 highlights the median levels of hourly income for residences within Cheshire East split into the former Districts of Crewe and Nantwich, Congleton and Macclesfield. Comparator statistics are also reflected in the figure for median averages in an England and the North West region.

The figure illustrates that residents within the former Macclesfield District have higher average hourly incomes in all the categories and average hourly income levels are higher than the regional and national trend also. Other aspects to note from the statistics illustrated in Figure 4.6 are as follows:

³¹ ONS (2008) Annual Survey of Hours and Earnings 2008

- The average median hourly income for the former Congleton District is slightly lower than the national and regional averages. This is also reflected in the male, female and full time worker median average income levels. The average earning statistics for part time workers in the former Congleton District is higher than the regional and average figures and also higher than the former Crewe and Nantwich District average.
- The average hourly income levels for female workers in the former Crewe and Nantwich District are lower than the national and regional average.

Figure 4.7: Average Yearly Earnings (Median) – Residence Based³²

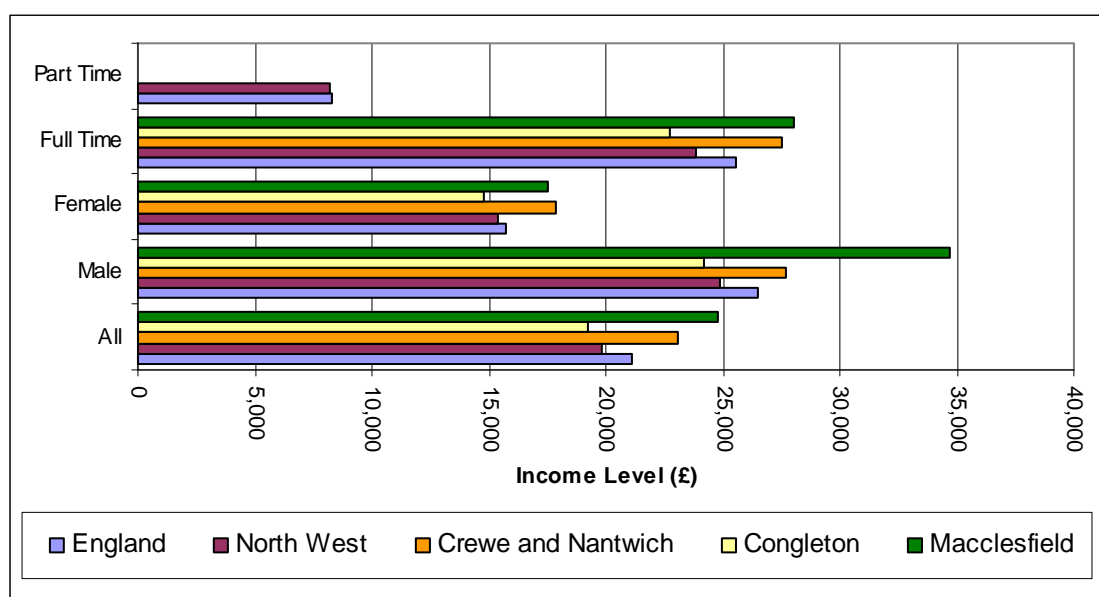


Figure 4.7 above reflects the average annual income (median) of residents in Cheshire East. As reflected within the hourly income assessment, the former Macclesfield District has the highest average annual income in respect to residents in Cheshire East. Other points to note include:

- The former Congleton District has lower average annual income levels than the regional and national comparator statistics;
- The former Crewe and Nantwich District has similar average income levels to Macclesfield District in respect to full time workers and has higher levels of average income for female workers. However, the former Macclesfield District has a higher level of average income for male residents in the Borough;

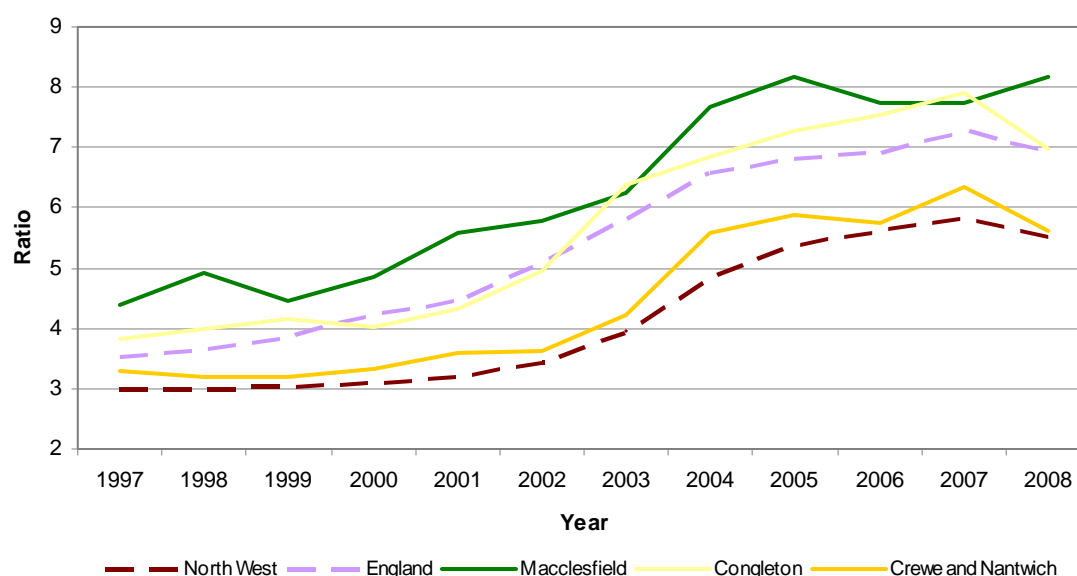
Please note that the part time statistics from ASHE are not available at this statistical level of analysis.

Figure 4.8 (below) highlights the ratio of median house prices to earnings over the period 1997 – 2008. This information is broken down by former district and

³² ONS (2008) Annual Survey of Hours and Earnings 2008

includes comparator statistics at both a national and regional level. It should be noted that the statistics presented above are based on individual / workplace earnings statistics rather than household income information.


Figure 4.8: Ratio of Median House Prices to Earnings 1997 – 2008³³



Further research relating to income levels within Cheshire East will inform the findings of the Strategic Housing Market Assessment (SHMA). Strategic SHMAs are a new way of assessing housing markets and housing need. They are a crucial part of the evidence base used to inform both LDF documents and housing strategies. A SHMA is currently being carried out for Cheshire East by external consultancy Arc⁴.

ACTION REQUIRED: Complete SHMA and develop appropriate LDF policies based on the evidence collected.

4.7 Housing Affordability

Indicator Reference	SP14	Indicator	House Prices		
Indicator Type	Local Output	CE 2008/09 Result	See Figures 4.9 and 4.10	Progress	

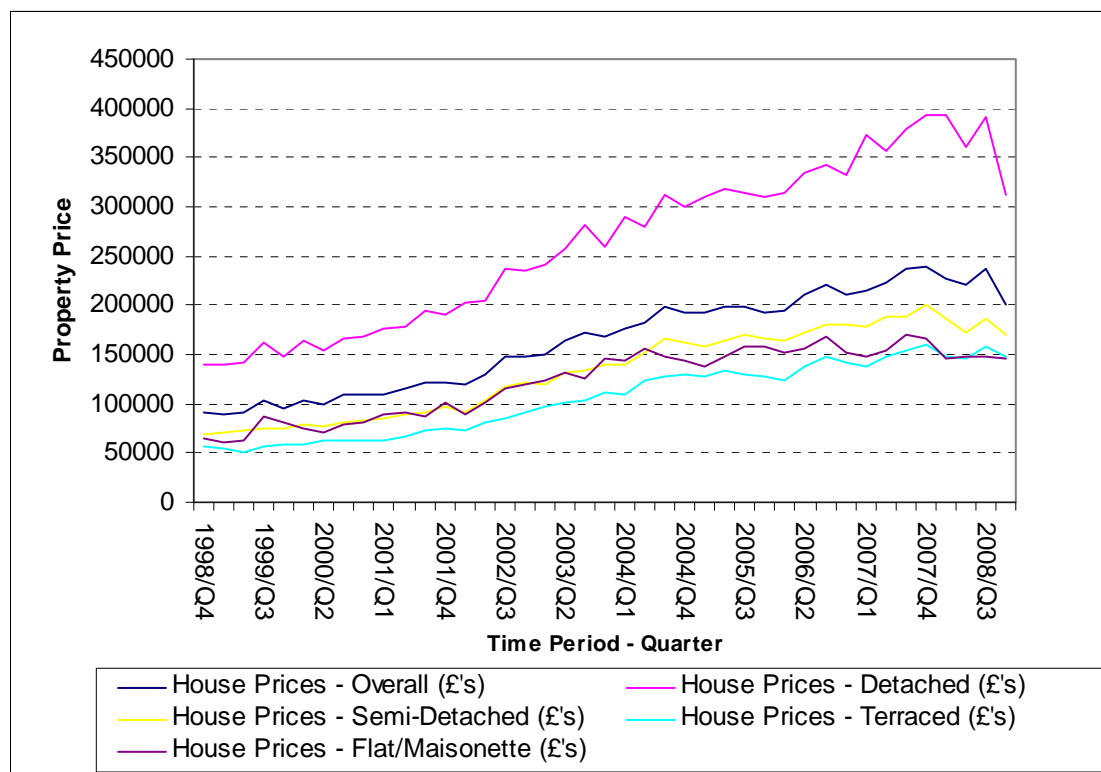
Commentary

Figures 4.9 and 4.10 illustrate the house prices levels over the period 1998-2008 for Cheshire East and Cheshire West and Chester respectively. Both charts highlight that within both Cheshire East and Cheshire West and

³³ Research and Intelligence, CLG Website (ASHE Statistics), N.B. Please note that the ratio is calculated via individual workplace earnings rather than household earnings.

Chester, since 1998, house prices have steadily increased. However, it is noted that there has been sharp decline in house prices in Cheshire East since the middle quarter of 2008 (back to 2006 house price levels) while a levelling off has been shown for the Cheshire West and Chester area. This is as a result of the changes in the housing market and the current economic climate.

Figure 4.9: Cheshire East House Prices (Quarterly Basis) 1998 – 2008³⁴

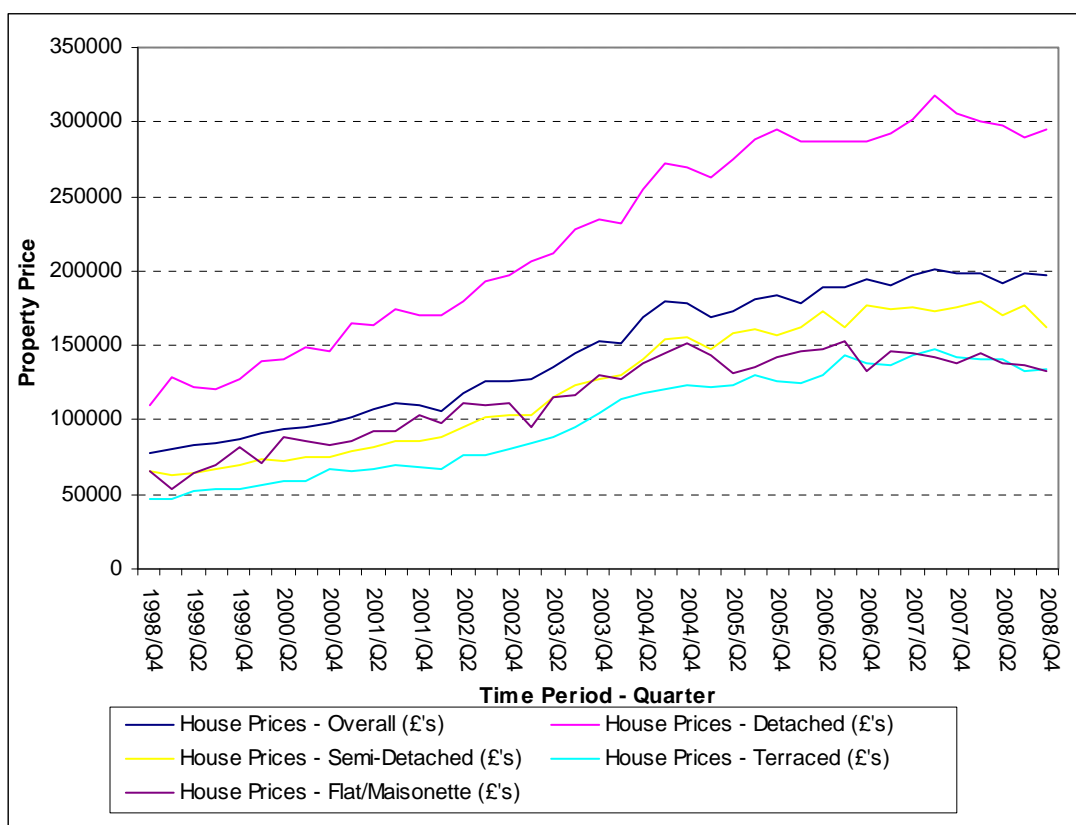



Further work on house price levels and impact upon housing affordability within Cheshire East will inform the findings of the SHMA.

ACTION REQUIRED: Complete SHMA and develop appropriate LDF policies based on the evidence collected.

³⁴ Land Registry Data Accessed Via Lilac <http://lilac/MainMenu.aspx>

Figure 4.10: Cheshire West and Chester House Prices (Quarterly Basis) 1998 – 2008³⁵



Indicator Reference	SP15	Indicator	Gross Affordable Housing Completions		
Indicator Type	Core Output (H5)	CE 2008/09 Result	391 affordable dwellings completed	Progress	

Commentary

Within Cheshire East in 2008/09, a total of 391 affordable dwellings were completed. This was comprised of:

- 101³⁶ dwellings (gross) including 49 shared ownership and 52 social rented units within the former Crewe and Nantwich District;
- 167 dwellings (gross) including 76 shared ownership and 91 social rented units within the former Macclesfield District;
- 123 dwellings (gross) including 51 subsidised, 22 low cost and 73 affordable and low cost housing within the former Congleton District.

³⁵ Land Registry Data Accessed Via Lilac <http://lilac/MainMenu.aspx>

³⁶ NB: Includes 43 Extra Care Units

Table 4.11: Provision of Affordable Housing 2005-2009

	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

Please note that the definition of affordable housing has been amended via PPS 3: Housing since the adoption of the respective Local Plan documents. Low cost market housing is now no longer included within the definition.


In previous years, a restrictive housing policy has been in place in both Macclesfield and Congleton Districts. This has had an impact upon the levels and provision of affordable housing as in certain circumstances affordable housing provision may have been used as an exception to the moratorium policy.

Local plan policies for affordable housing provision for the three former Districts differ. Subsequently, this has impacted upon the definitions and figures / thresholds used for affordable housing between the Districts.

In certain exceptional circumstances, commuted sum payments are negotiated in lieu of affordable housing provision. Within this reporting year, £100,000 was received as a single commuted sum payment for a site at Red Lion Lane, Nantwich (McCarthy & Stone) for the following development:

- Erection of Sheltered Apartments for the Elderly (Category II Type Accommodation) and House Manager's Accommodation with Landscaping and Car Parking).

ACTION REQUIRED: Complete SHMA and develop appropriate LDF policies based on the evidence collected.

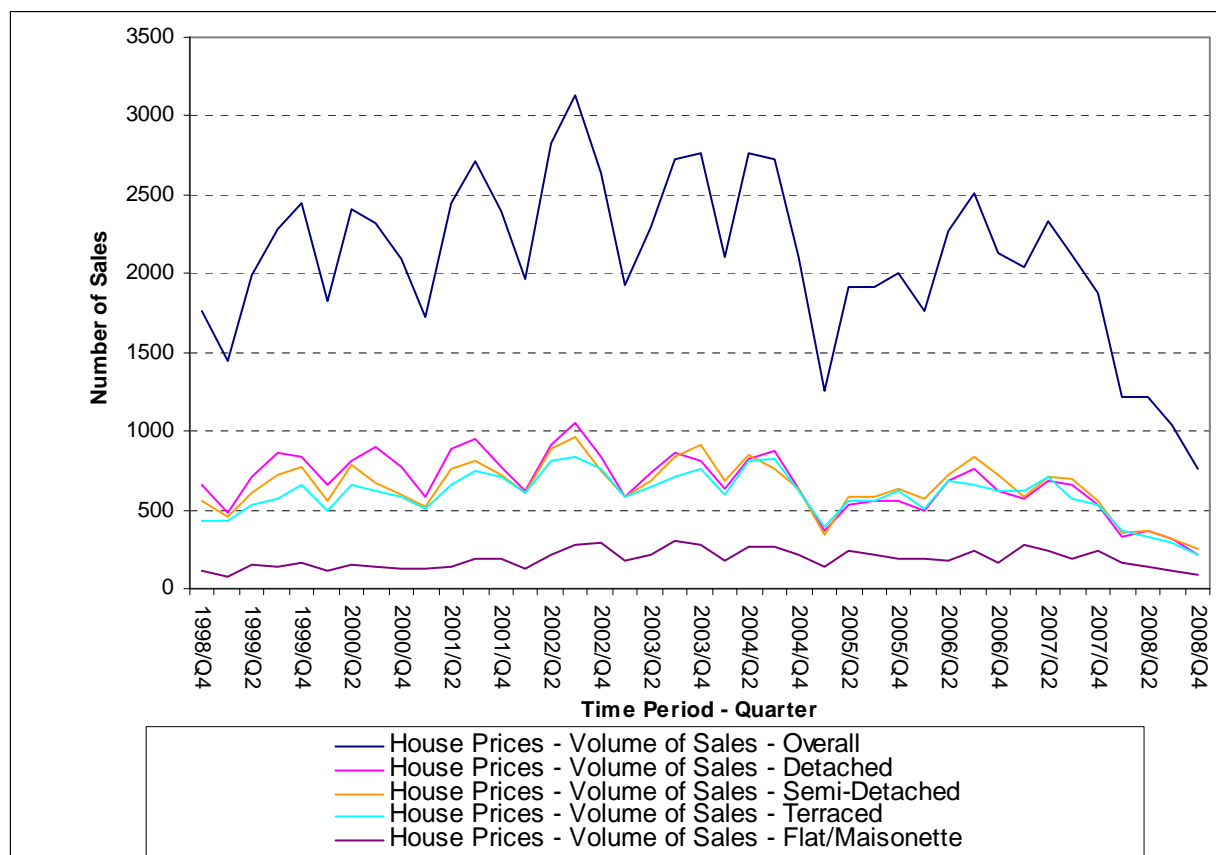
Indicator Reference	SP16	Indicator	House Sales		
Indicator Type	Contextual	CE 2008/09 Result	See Figures 4.11 and 4.12	Progress	

Commentary

Figures 4.11 and **4.12** illustrate house sales recorded over the period 1998 – 2008 for Cheshire East and Cheshire West and Chester Authority areas respectively. Both figures illustrate that there has been fluctuations in the house sale market over the period. In both Cheshire East and Cheshire West and Chester areas there has been a sharp decline in the number of house

sales since the middle two quarters of 2007 and this is reflected in current market and economic conditions.

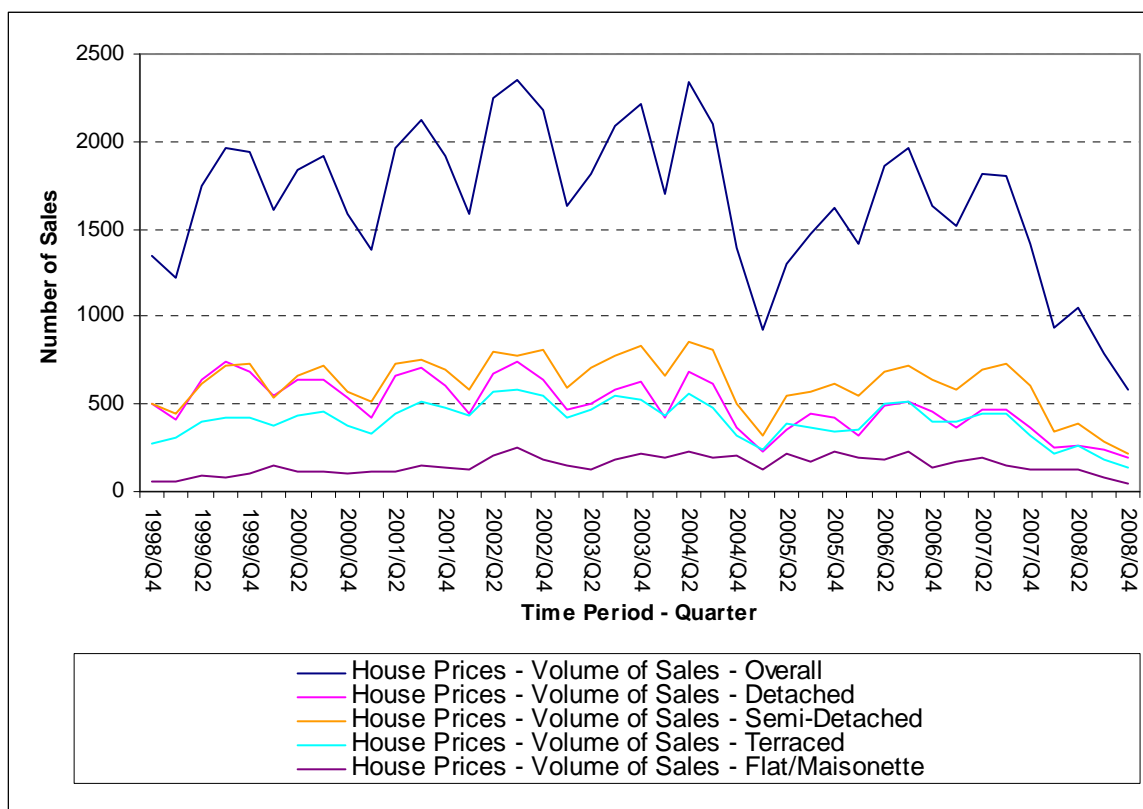
Figure 4.11: Cheshire East Number of House Sales (Quarterly) 1998 – 2008³⁷



ACTION REQUIRED: Complete SHMA and develop appropriate LDF policies based on the evidence collected.

³⁷ Land Registry Data accessed via Lilac <http://lilac/MainMenu.aspx>

Figure 4.12: Cheshire West and Chester Number of House Sales (Quarterly) 1998 – 2008³⁸



Indicator Reference	SP17	Indicator	Empty Homes		
Indicator Type	Contextual	CE 2008/09 Result	See Figure 4.13 and Table 4.12	Progress	

Commentary

Figure 4.13 (below) shows that overall there has been an increase in the number of empty homes within Cheshire East between 2000 -2008.

Information taken from the Empty Homes Agency suggests that for the AMR period 2008/09 there were a total of 5874 empty homes in Cheshire East. This overall figure can be broken down further as seen in [Table 4.12](#).

In total, the former Macclesfield District has the highest number of empty properties as a proportion of the total housing stock at 3.93%.

³⁸ Land Registry Data accessed via Lilac <http://lilac/MainMenu.aspx>

Figure 4.13: Number of Empty Homes in Cheshire East (2000 – 2008)³⁹

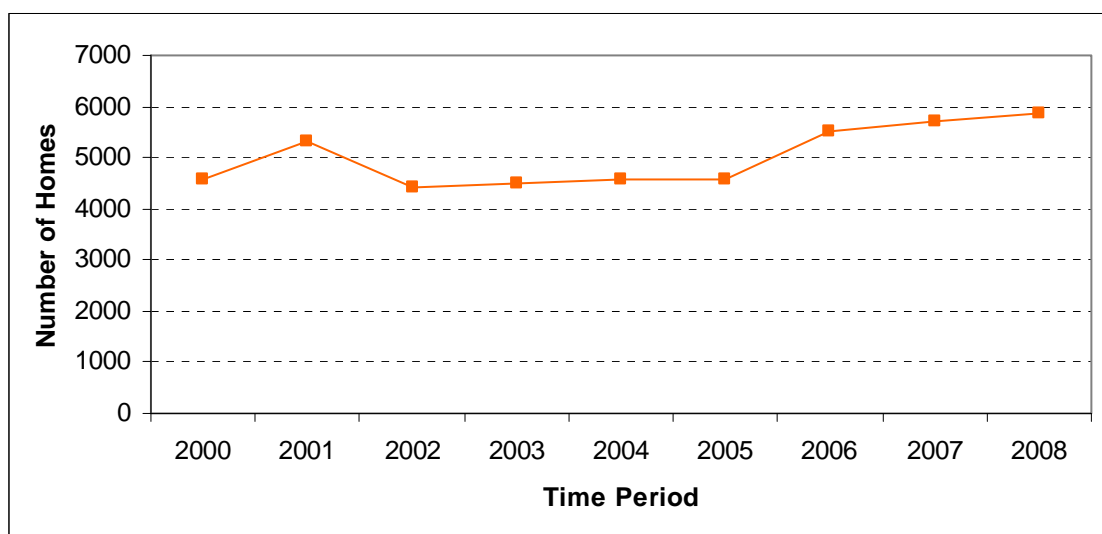


Table 4.12: Breakdown of Empty Homes within Cheshire East

	Cheshire East
	5874 (3.6% of total housing stock)
Local Council	6
Housing Association	363
Other public body	4
Privately owned	5501
Private homes empty for 6 mths	3272

ACTION REQUIRED: Produce a Cheshire East Empty Homes Strategy, (contained in the Business Plan).


³⁹ Empty Homes Agency

4.8 Housing Supply

Indicator Reference	SP18	Indicator	Housing Trajectory		
Indicator Type	Core Output (H1 / H2)	CE 2008/09 Result	See	Progress	

Indicator Reference	SP19	Indicator	Housing Supply		
Indicator Type	Local Output	CE 2008/09 Result	See	Progress	

SECTION TO INSERT – Housing Trajectory / 5 Year Housing Supply

Indicator Reference	SP20	Indicator	Extra Care Development		
Indicator Type	Local Output	CE 2008/09 Result	See Commentary	Progress	

Commentary

Within the 2008/09 AMR period, there has been the following Older Persons / Extra Care development within Cheshire East:

Former District of Congleton:

No completed extra care development.

Former District of Macclesfield:


06/2458P - Land at Former Brooke Dean CP School, Spath Lane, Handforth: Extra Care Village including 53 self contained supported dwellings for older persons in a 3 storey block with communal facilities and car parks.

Former District of Crewe and Nantwich:

P06/0676 - The Mill House, Millfields, Nantwich, Cheshire: Erection of Three Storey Building with 43 Extra Care Apartments with Ancillary Facilities and Associated Car Parking (Wulvern Housing).

Further work on extra care housing and the impacts of population changes on the demand for extra care and older person facilities will inform the findings of the SHMA. Commentary included within the Spatial Portrait chapter highlights that the population is ageing in structure and this trend is anticipated to continue. As a result of these changes there are likely to be implications for service provision in the Borough to reflect this national trend.

ACTION REQUIRED: Complete SHMA and develop appropriate LDF policies based on the evidence collected.


Indicator Reference	SP21	Indicator	Student Accommodation		
Indicator Type	Contextual	CE 2008/09 Result	See Commentary	Progress	

Commentary

Within the 2008/09 AMR period there has not been any student accommodation completed in Cheshire East. However Manchester Metropolitan University (MMU) is seeking to concentrate their Cheshire based activities into an expanded campus based at Crewe (currently they have campuses at both Crewe and Alsager). It is stated in the MMU Estates Strategy 2001-2010 that the university owns student accommodation in Cheshire providing 750 places, this will have risen by 800 following completion of the Booths Hall residences in Crewe.

ACTION REQUIRED: Complete SHMA and develop appropriate LDF policies based on the evidence collected.

4.9 Housing Types

Indicator Reference	SP22	Indicator	Total Housing Stock / Housing Flows		
Indicator Type	Contextual	CE 2008/09 Result	See Table 4.13 and Figures 4.14 to 4.17	Progress	

Commentary

Within Cheshire East there were a total of 153,186 household spaces⁴⁰ of which 5,591 (3.6%) were vacant and 451 (0.3%) were second or holiday homes. Of the 153,186 household spaces a total of:

- 55,612 were detached;
- 50,287 were semi-detached;
- 32,911 were terraced;
- 13,800 were flats, maisonettes or apartments;
- 576 were caravans or other mobile or temporary structure.

⁴⁰ ONS (2001) Census Data: Information on total housing stock as an indicator is taken from Census Data and is not regularly updated. It will continue to be reported on within the AMR and updated when new data is available.

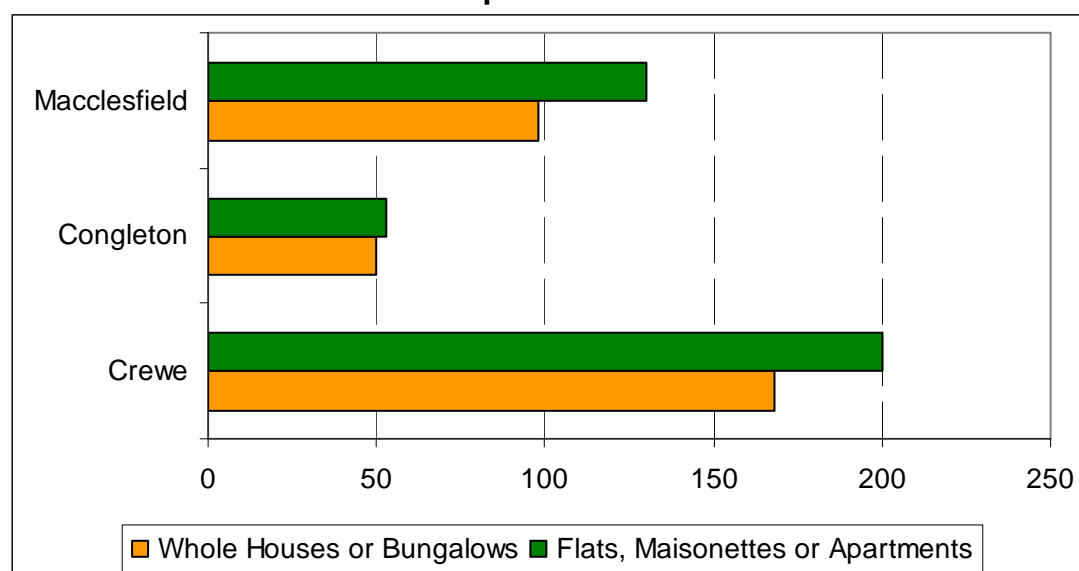
The 2001 Census data indicated that the total number of household spaces was 153,186. Table 4.13 (below) highlights that in 2006 the total number of household spaces was estimated at 161,810. The former District of Congleton had the highest assessed household size with an average household size of 2.4. The former District of Macclesfield had the highest assessed average room number per household with 5.91 rooms on average per household.

Table 4.13: Total Housing Stock⁴¹

Former District	Housing Stock (2006 Estimate)	Average Household Size (2001 Census Data)	Average Number of Rooms Per Household (2001 Census Data)
Crewe and Nantwich	50,880	2.39	5.66
Congleton	40,520	2.4	5.86
Macclesfield	70,410	2.3	5.91

Figure 4.14 (below) highlights the number of completions of permanent dwellings in the former Districts that now form Cheshire East. This information is split into whole houses (or bungalows) and flats (or maisonettes / apartments) and is taken from the Housing Flows Reconciliation return for year ending 31 March 2009. As reflected in Figure 4.14 (below), there has been a higher level of flats, maisonette or apartment completions in the former District areas.

Figure 4.14: Breakdown of the Number of Completions of Permanent Dwellings: Whole Houses or Bungalows / Flats Maisonettes or Apartments⁴²

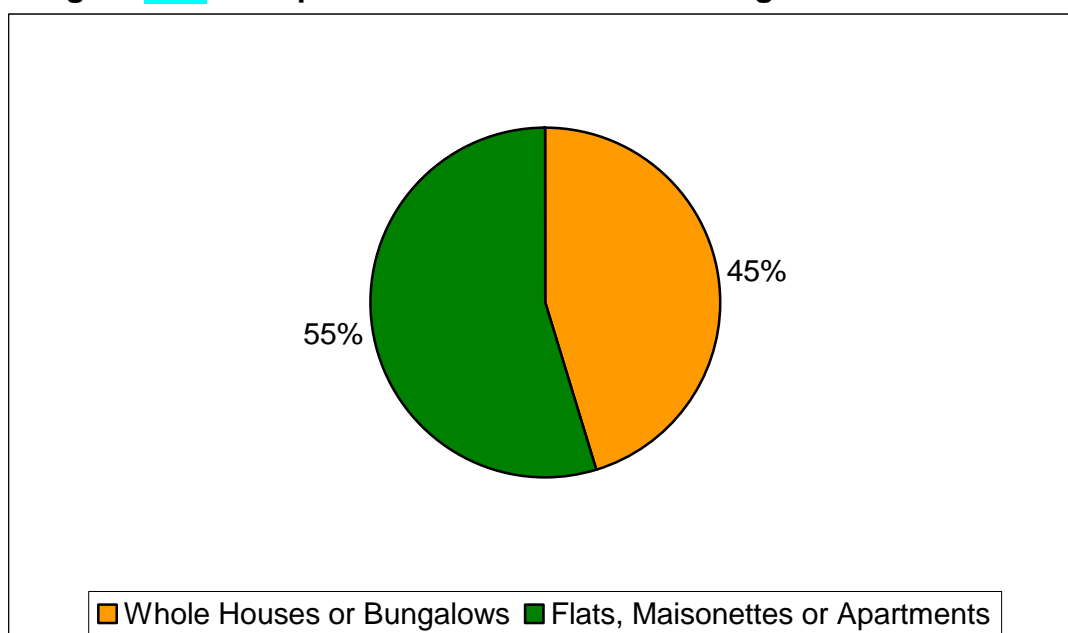


⁴¹ ONS (2001) Census Data: Information on total housing stock as an indicator is taken from Census Data and is not regularly updated. It will continue to be reported on within the AMR and updated when new data is available.

⁴² Housing Flows Reconciliation return for year ending 31 March 2009

Figure 4.15 (below) highlights the proportion of completions of permanent dwellings in Cheshire East. A total of 55% of the completions of permanent dwellings in Cheshire East resulted in flats, maisonettes and / or apartments.

Figure 4.15: Completions of Permanent Dwellings in Cheshire East⁴³



The information presented above can be broken down into the bedroom split for completions of permanent dwellings in Cheshire East. The highest proportion of completions of whole houses or bungalows in Cheshire East (see Figure 4.16 below) was for dwellings with 3 bedrooms. The lowest proportion of completions of whole houses or bungalows was for dwellings with only one bedroom.

In respect to completions of flats, maisonettes or apartments in Cheshire East, as reflected in Figure 4.17 (below) 88% of completed developments of flats, maisonettes or apartments resulted in dwelling units with 2 bedrooms (12% of 1 bedroom dwellings).

ACTION REQUIRED: Housing flow information and completion data will inform the findings of the SHMA and will be reported on and updated in subsequent AMRs.

⁴³ Housing Flows Reconciliation return for year ending 31 March 2009

Figure 4.16: Bedroom Numbers for Completions of Permanent Dwellings: Whole Houses or Bungalows in Cheshire East⁴⁴

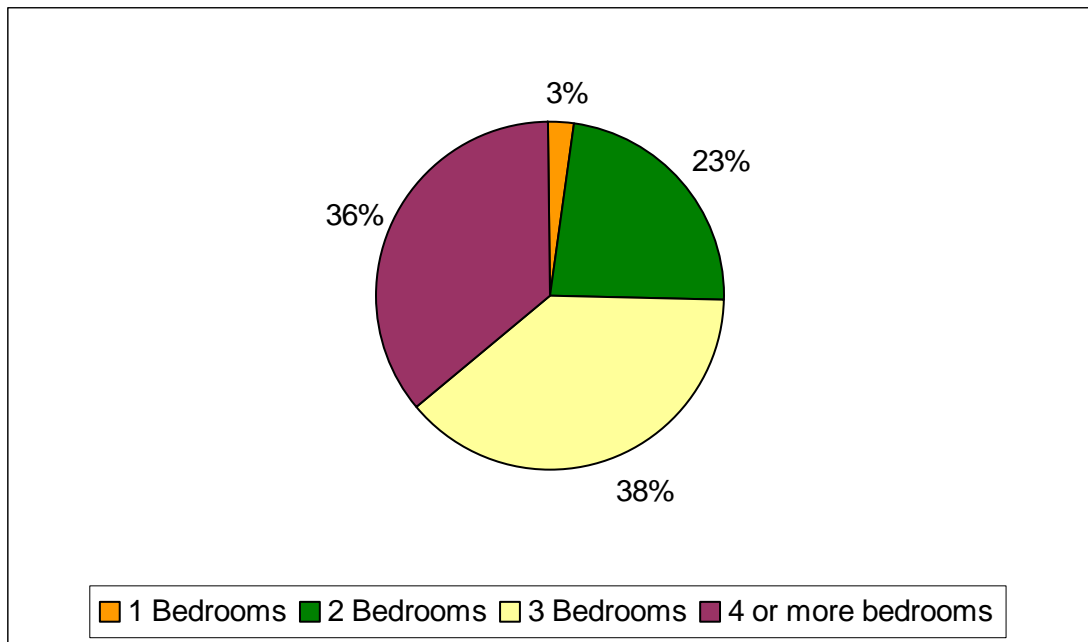
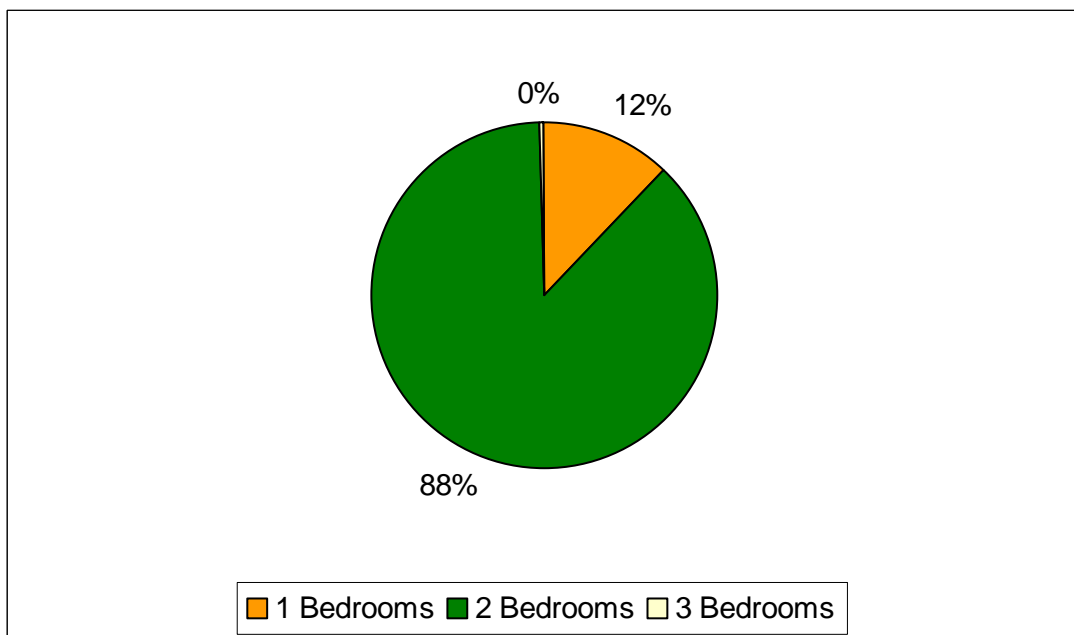



Figure 4.17: Bedroom Numbers for Completions of Permanent Dwellings: Flats, Maisonettes or Apartments in Cheshire East⁴⁵



⁴⁴ Housing Flows Reconciliation return for year ending 31 March 2009

⁴⁵ Housing Flows Reconciliation return for year ending 31 March 2009

Indicator Reference	SP23	Indicator	Percentage of Total Housing Stock in Registered Social Housing / Council Housing ⁴⁶		
Indicator Type	Local Output	CE 2008/09 Result	See Commentary	Progress	

Commentary


Data obtained from the 2001 Census for the former Districts show that the following proportions of the total housing stock are owned by registered social housing / council housing:

- Crewe and Nantwich: 14.2%;
- Congleton: 10.9%;
- Macclesfield: 12.4%.

These figures compare with a total of 20.1% of total housing stock in the North West classed as Registered Social Housing or Council Housing, 14.4% in total in Cheshire and 19.2% of the total housing stock in England and Wales.

Although Cheshire East's share of Social Housing seems low, more work needs to be undertaken on the SHMA to establish what housing mix is required within the Borough.

ACTION REQUIRED: Complete SHMA and develop appropriate LDF policies based on the evidence collected.

Indicator Reference	SP24	Indicator	Housing Tenure (Census Data) ⁴⁷		
Indicator Type	Contextual	CE 2008/09 Result	See Table 4.14	Progress	

Commentary

Data obtained from the 2001 Census indicates that a significant proportion of Cheshire East residents (46%) own their property through obtaining a mortgage / loan. A large proportion of residents also own their property outright (35%).

⁴⁶ Please note that this indicator refers to Census Data and is not regularly updated. It will continue to be reported on within the AMR and updated when new data is available.


⁴⁷ Please note that this indicator refers to Census Data and is not regularly updated. It will continue to be reported on within the AMR and updated when new data is available.

Table 4.14: Housing Tenure⁴⁸

	Cheshire East	Crewe and Nantwich	Macclesfield	Congleton
Owns Outright	50,605	15,239	22,341	13,025
Owns with Mortgage / Loan	64,427	19,397	27,539	17,491
Shared Ownership	439	151	199	89
Rented from Local Authority / Housing Association	18,531	6,528	7,963	4,040
Private Landlord	9,068	3,018	4,310	1,741

Table 4.14 above highlights the respective tenure split for Cheshire East and also for the former Districts. All of the former District areas have a high proportion of households with residents either owning the property outright or owning a property via a mortgage / loan. This is reflected in the overall Cheshire East figures.

ACTION REQUIRED: None required at present.

Indicator Reference	SP25	Indicator	Gypsies and Travellers		
Indicator Type	Core Output (H4)	CE 2008/09 Result	See Tables 4.15 to 4.17	Progress	

Commentary

The following information has been taken from the RSS Data Monitoring Return Forms and is reported on a former District level.

⁴⁸ ONS (2001) Census Data

Table 4.15: Gypsies and Travellers and Travelling Showpeople Pitches, Former Crewe and Nantwich District⁴⁹

	Planning Permission for New Pitches	New Pitches Constructed	Pitches Lost
Number of Permanent Pitches for Gypsies and Travellers	0	3*	0
Number of Transit Pitches for Gypsies and Travellers	0	0	0
Number of Pitches for Travelling Showpeople	0	0	0
Totals	0	3*	0

Net Additional Pitches 2008/09 = 3*

Current Pitch Provision 31/03/09 = 30*

The 3 'constructed' pitches relate to an unauthorised development on a site at Wybunbury Lane, Stapeley, near Nantwich, CW5 7JP. A Public Inquiry relating to an appeal against the refusal of planning permission (LPA Ref: P08/0509 - Change of Use of Land to Use as a Residential Caravan Site for 6 Caravans, Including Construction of Hardstanding, Erection of Fencing and Provision of Foul Drainage) and an appeal against a planning enforcement notice (LPA Ref P08/1317) commenced on the 6th January 2009. The Public Inquiry was adjourned for a period and resumed on the 11th September 2009. The Inspector's decision relating to the Public Inquiry on this site is expected shortly.

Table 4.16: Gypsies and Travellers and Travelling Showpeople Pitches, Former Macclesfield District⁵⁰

	Planning Permission for New Pitches	New Pitches Constructed	Pitches Lost
Number of Permanent Pitches for Gypsies and Travellers	0	See Additional Comments*	0
Number of Transit Pitches for Gypsies and Travellers	0	See Additional Comments*	0
Number of Pitches for Travelling Showpeople	0	0	0
Totals	0	0	0

Net Additional Pitches 2008/09 = 0*

Current Pitch Provision 31/03/09 = 0*

⁴⁹ RSS Data Form

⁵⁰ RSS Data Form

*Recent planning application for 3 mobile homes and 3 touring caravans to accommodate 3 gypsy families - permission Refused 23/3/09 and now under appeal (08/2196P - change of use of land for the stationing of 3 mobile homes and three touring cars, land at Spinks Lane, Pickmere). The development is also subject to enforcement action as the committee report notes that there are 3 unauthorised mobile homes on the site. A Public Inquiry relating to an appeal against the refusal of planning permission has recently commenced and has been adjourned until December 2009. Further information will be included in subsequent AMRs.

Table 4.17: Gypsies and Travellers and Travelling Showpeople Pitches, Former Congleton District⁵¹

	Planning Permission for New Pitches	New Pitches Constructed	Pitches Lost
Number of Permanent Pitches for Gypsies and Travellers	7	0	0
Number of Transit Pitches for Gypsies and Travellers	2	0	0
Number of Pitches for Travelling Showpeople	0	0	0
Totals	9	0	0

Net Additional Pitches 2008/09 = 0

Current Pitch Provision 31/03/09 = 136

This COI will be informed by the results of the North West Plan RSS Partial Review and subsequent Regional Spatial Policies relating to the scale and distribution of Gypsy and Travellers pitch provision and scale and distribution of Travelling Showpeople Plot Provision.

ACTION REQUIRED: None required at present.

⁵¹ RSS Data Form


5.0 Sustainable Economic Growth

5.1 Introduction

Cheshire East has a strong and diverse economy. The area contains a mix of major international companies in the pharmaceutical, retail, banking, automotive and distribution industries, and is also characterised by smaller high value enterprises. Local communities are well served by a number of market towns across the authority's area and the major centres of Macclesfield and Crewe, which serve as focal points for inward investment. The aims of the adopted Local Plans seek to build upon Cheshire East's economic strengths and enhance the vibrancy and vitality of its existing town centres.

This section provides an overview of the principal economic characteristics of Cheshire East, covering: the nature of the area's workforce, recent economic development, retail provision in the authority's principal shopping and service centres, and the make-up of Cheshire East's visitor economy.

5.2 Cheshire East Economy

Indicator Reference	SEG1	Indicator	Local Labour Force		
Indicator Type	Contextual	CE 2008/09 Result	See Table 5.1	Progress	


Commentary

In terms of the proportion of people of working age who are economically active, Cheshire East has a much higher rate (82.1%) than the regional (76.3%) and national (78.6%) averages. A higher proportion of economically active residents in Cheshire East are employed (68.5%), and in particular self-employed (9.3%), than the regional rates (62.9% and 8.0% respectively), reflecting an entrepreneurial spirit amongst the area's residents.

Table 5.1: Cheshire East Local Labour Force

Working Age Population 2008	216,800
Economically Active Population 2008	176,900
% of Working Age Population 2008	81.6
% of Economically Active Working Age Population Employed	68.5
% of Economically Active Working Age Population Self-Employed	9.3

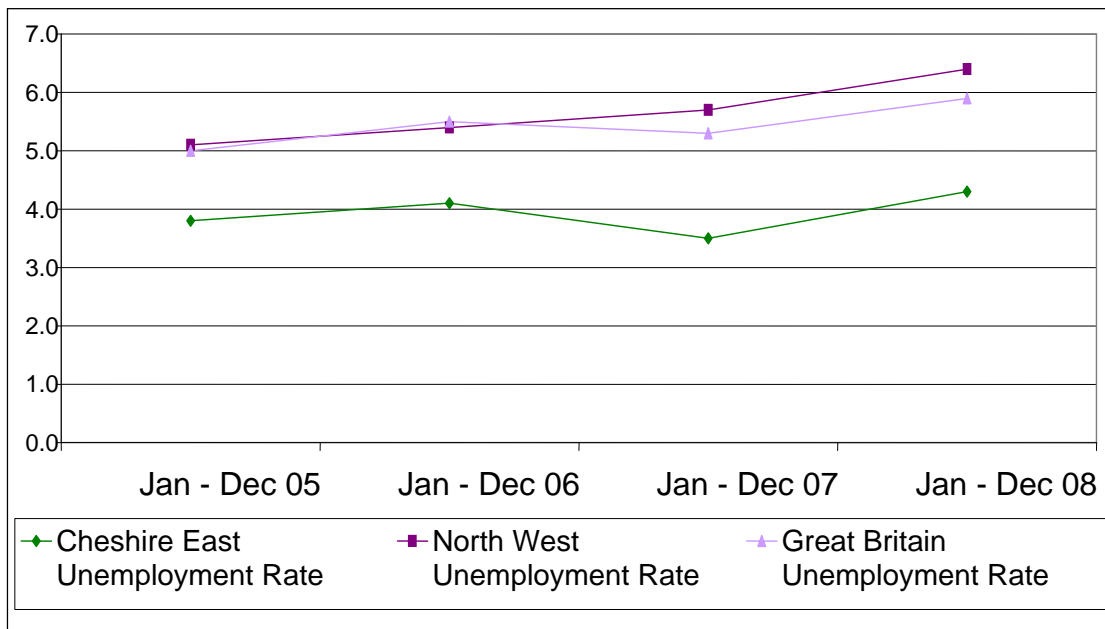
ACTION REQUIRED: Consider the implications of socio-economic change when developing LDF policies and analysing policy performance.

Indicator Reference	SEG2	Indicator	Unemployment and Vacancies		
Indicator Type	Local Output	CE 2008/09 Result	See Figure 5.1 and Table 5.2	Progress	

Commentary

Unemployment rates across Cheshire East have generally been well below regional and national rates (as required by the Congleton Local Plan target); however, the unemployment rate for Cheshire East has increased since 2005 (this has followed the general national trend – see Figure 5.1).

Figure 5.1: Unemployment Rates in Cheshire East⁵²



The number of notified Job Centre Plus vacancies in Cheshire East has fallen sharply from 2,974 in August 2008 to 2,240 in August 2009 (see Table 5.2). Over the same period, Job Seeker Allowance (JSA) claimant figures have shot up from 3,529 to 7,210. This has resulted in an increase in the JSA claimant to Vacancy ratio from 1.2:1 to 3.2:1 within the space of one year.

Table 5.2: Cheshire East Unemployment and Job Vacancy Data 2008 / 09

No. of People Economically Active Unemployed 2008	7,600
% of Economically Active Population Unemployed 2008	4.3
No. of Job Centre Vacancies Aug 2008	2,974
No. of Job Centre Vacancies Aug 2009	2,240
No. of Claimants for JSA Aug 2008	3,529
No. of Claimants for JSA Aug 2009	7,210

⁵² Unemployment rates as percentage of economically active working age population


JSA Claimants per Vacancy Aug 2008	1.2:1
JSA Claimants per Vacancy Aug 2009	3.2:1

Of the three former Districts, Congleton has experienced the sharpest increase in the claimant to vacancy ratio, from 1.4:1 in August 2008 to 4.5:1 in August this year. The data suggests that Cheshire East has been adversely impacted by the current recession; the scale of this impact has been more keenly felt in Cheshire East than in many parts of the country (for example in Cheshire East the number of JSA claimants rose by 104.3% between August 2008 and August 2009; this compares with an increase over the same period of 73.4% for the UK).

Despite the impact of the recession, the Cheshire East economy appears to remain relatively robust in terms of providing job opportunities for residents. One measure of this is the JSA claimant to vacancy ratio for Cheshire East, which despite the sharp increase noted above remains well below the regional (4.8:1) and national (5.4:1) rates. It is important to monitor the number of vacancies and the claimant ratios, as higher figures could point to a mismatch between labour demand and supply (e.g. skills deficits).

Given the uncertainty regarding the anticipated severity and duration of the recession it is not possible to predict how unemployment rates and job opportunities may change.

ACTION REQUIRED: Consider the implications of socio-economic change when developing LDF policies and analysing policy performance.

Indicator Reference	SEG3	Indicator	Jobs Provision by Industrial Sector		
Indicator Type	Contextual	CE 2008/09 Result	See Figure 5.2.	Progress	

Commentary

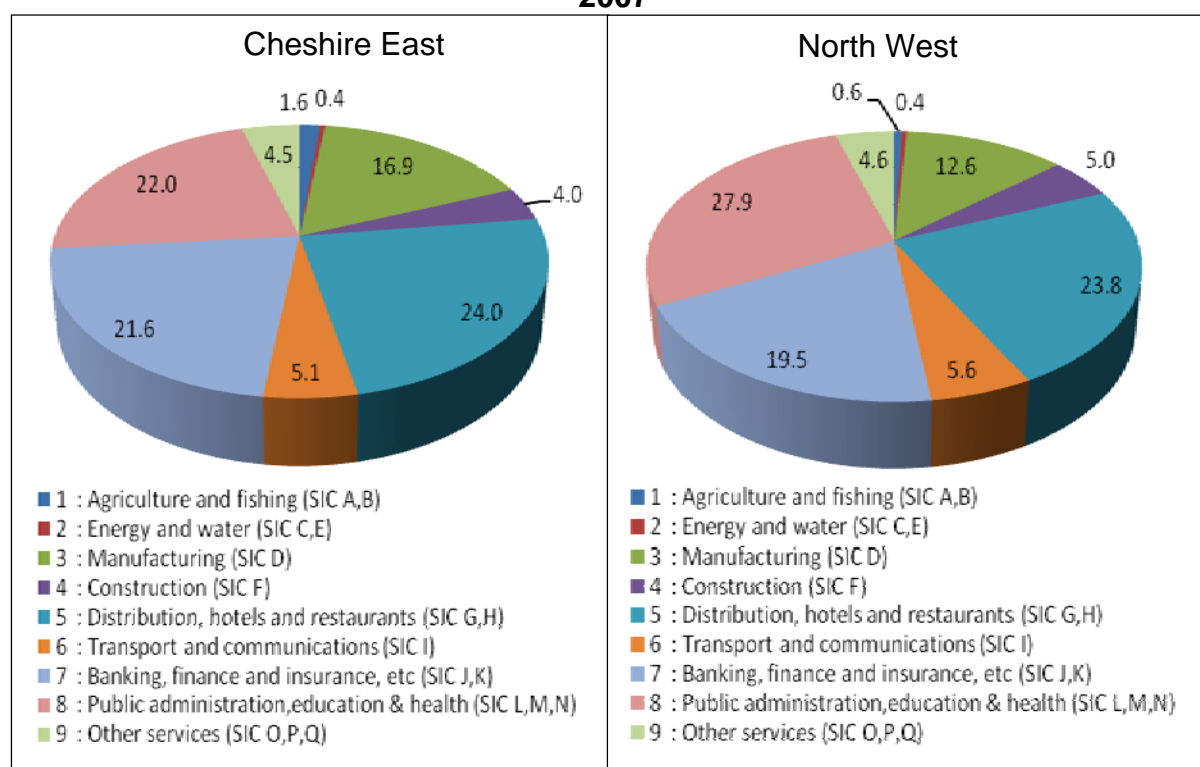
The most recent jobs figure (2007) indicated that there were 167,652 jobs in Cheshire East⁵³. The percentage increase in total jobs provision in Cheshire East between 2001 and 2007 was 4.4%; this compared to a regional rate of 4.9%. The data suggests that there has been almost year on year jobs growth for the region up to 2007, whereas the Cheshire East economy has been slightly more volatile. There was a slight dip in job numbers at the beginning of the period, however, since 2004 there has been a marked jobs growth in Cheshire East, well in excess of 2001 levels.


⁵³ Jobs figures exclude self-employed, government-supported trainees and HM forces – this accounts for the variation in jobs figures for indicator SEG4.

Figure 5.2 illustrates the employment by jobs sector for Cheshire East and the North West in 2007. The pattern of employment across the sectors in Cheshire East broadly reflects the regional trends. A slightly higher proportion of Cheshire East employees work within the manufacturing sector, however, this is offset by the number of employees engaged in public administration. The key employment sectors in Cheshire East include: banking and finance; manufacturing; distribution, hotels and restaurants; and public administration.

ACTION REQUIRED: Consider the implications of socio-economic change when developing LDF policies and analysing policy performance.

Figure 5.2: Cheshire East and North West Employment (%) by Sector 2007



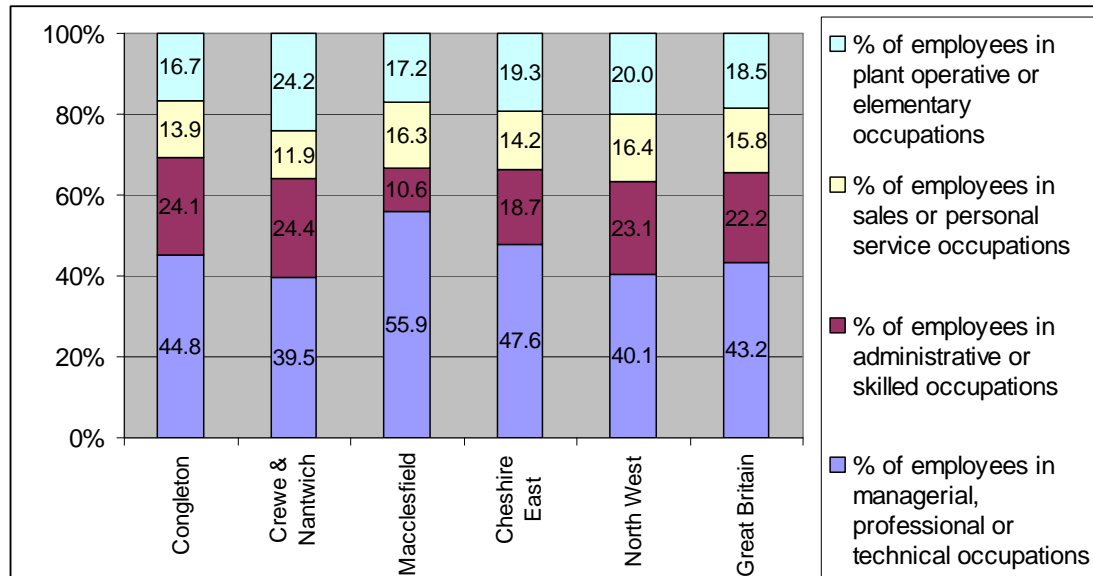
Indicator Reference	SEG4	Indicator	Job Density, Occupations and Earnings		
Indicator Type	Significant Effects	CE 2008/09 Result	<ul style="list-style-type: none"> Density – 0.9 Ave. Income - £38,100 	Progress	

Commentary

The ONS job density indicator estimates there to be 197,000 jobs in Cheshire East. Almost half of these (93,000) are based in the former Macclesfield District section of the authority area. The job density (total jobs as a proportion

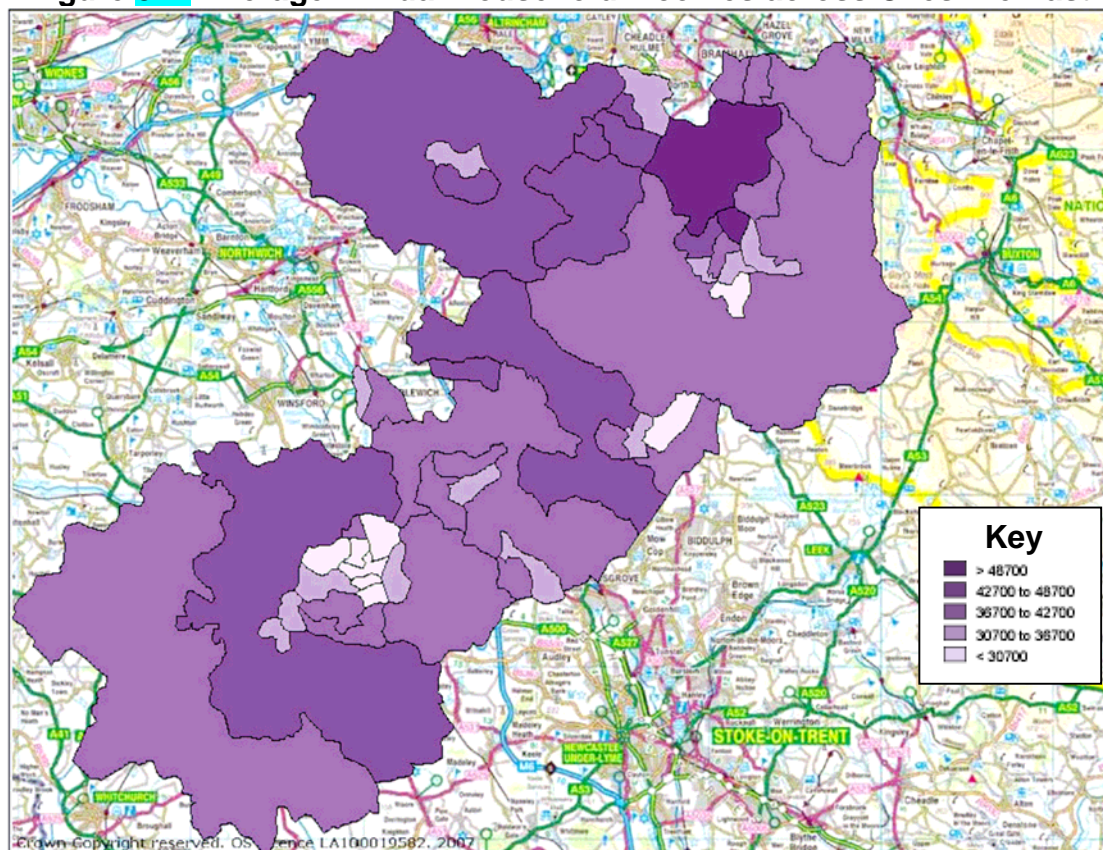
of working age population) for the Macclesfield area suggests that there is marginally net in-commuting to the area, for Congleton however the data suggests that there remains significant net out-commuting for workers (this is just short of the Local Plan target for 2011).

Figure 5.3: Employee Numbers by Occupation⁵⁴



A high proportion of Cheshire East employees (47.6%) occupy senior, managerial or professional positions when compared to regional (40.1%) and national (43.2%) averages (see Figure 5.3). This is offset by the lower number of Cheshire East employees engaged in sales, administrative and personal service occupations.


Figure 5.4: Average Annual Household Incomes across Cheshire East



Within the area there appears to be some variation in occupation types; a higher proportion of employees in the Crewe & Nantwich and Congleton areas are engaged in skilled occupations compared to Macclesfield, where over half the employees are in senior or professional positions. This is reflected in the average annual household incomes in the area, which range from £41,000 in Macclesfield to £34,600 in Crewe & Nantwich. The average annual household income for Cheshire East in 2008 was £38,100; this compares to £37,000 in 2007 and £33,700 in 2005.

Figure 5.4 illustrates the distribution of average annual household incomes in Cheshire East; the map indicates that lower income areas are predominantly located within the major towns of Crewe, Nantwich, Congleton and Macclesfield, whilst the majority of the high income areas are the 'less urban areas' (with the highest average earners located in the North of the Borough).

ACTION REQUIRED: Consider the implications of socio-economic change when developing LDF policies and analysing policy performance.

Indicator Reference	SEG5	Indicator	VAT Registered Businesses & Change in Stock		
Indicator Type	Significant Effects (NI171)	CE 2008/09 Result	See Table 5.3.	Progress	

Commentary


This indicator seeks to provide an indication of business formation and survival. Cheshire East has seen year on year net growth in the number of VAT registered businesses in the area since 2005. The rate of growth has been broadly in line with regional averages, and above national rates.

A third of all VAT registered businesses in Cheshire East were located in the real estate sector, and a fifth was located in the wholesale and retail sector. This again follows the general pattern for the region.

Table 5.3: Change in VAT Registered Business in Cheshire East 2005-07

	VAT Registrations	VAT De-registrations	VAT Net Stock (end of year)	% Change in Stock from 2005
Cheshire East 2005	1,385	925	14,690	0
Cheshire East 2006	1,350	1,030	15,015	2.21
Cheshire East 2007	1,510	1,070	15,480	5.38

ACTION REQUIRED: Consider the implications of socio-economic change when developing LDF policies and analysing policy performance.


Indicator Reference	SEG6	Indicator	GVA Forecasts		
Indicator Type	Significant Effects	CE 2008/09 Result	£7,510.1m	Progress	

Commentary

Forecast data suggests that Cheshire East's economic output (GVA) will grow by an average of 0.8% a year during 2008-12, before recovering to 2.8% annual growth during 2012-20. The forecasts also show that Cheshire East's economy is expected to grow faster than that of North West England or the UK. Following the publication of updated forecasts it may be possible to review whether anticipated growth rates for economic output have been realised.

ACTION REQUIRED: Consider the implications of socio-economic change when developing LDF policies and analysing policy performance.

5.3 Employment Development

Indicator Reference	SEG7	Indicator	Total Amount of Additional Floorspace – by Type		
Indicator Type	Core Output (BD1)	CE 2008/09 Result	See Table 5.4 and Figure 5.5	Progress	

Commentary

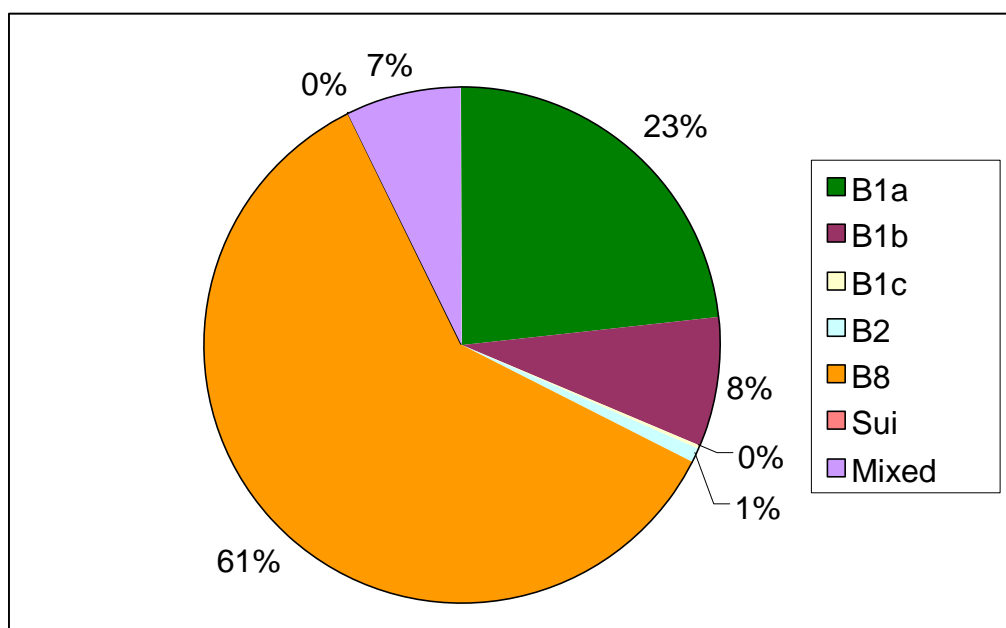
This indicator should be read alongside indicators [SEG8](#) and [SEG9](#). In 2008 / 09 approximately 95,000 sqm of gross employment floorspace was developed across Cheshire East.

As can be seen in Figure [5.5](#), the majority of this development was for B8 (61%) or B1a (23%) uses; B1b and mixed-use (viz. combination of B uses) development accounted for the bulk of the remaining supply. All B8 floorspace developed within Cheshire East was completed within the former Crewe & Nantwich District; in addition much of the B1a development (71%) took place within the Crewe and Nantwich area. By contrast, very limited employment development took place in the former District of Congleton; the causes for this are uncertain, and could range from the impact of the recession, to the nature of the available supply. Employment land demand and supply issues will be investigated as part of the Employment Land Review (see indicator [SEG8](#)).


Table 5.4: Employment Land Completions in Cheshire East 2008 / 09

	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

Figure 5.5: Gross Economic Development Completions 2008/09 by Type



ACTION REQUIRED: None required at present.

Indicator Reference	SEG8	Indicator	Employment Land Take-up		
Indicator Type	Local Output	CE 2008/09 Result	2.93 Ha	Progress	


Commentary

Between 2005 / 06 and 2008 / 09 approximately 43.2 ha of gross employment land was developed in Cheshire East (2.93 ha of employment land was developed in 2008 / 09).

The existing local plan policies were prepared relying on the former County Structure Plan employment land targets. These targets have since been replaced by the adopted RSS, which provides employment land requirements to sub-regional level only. RSS policy W3 sets out a requirement for the Cheshire & Warrington sub-region of 874 ha of employment land to be provided between 2005 and 2021 (including an allowance of around 27% for exceptional additional and unforeseen economic development needs).

The revised regional target suggests that there is currently an oversupply of approximately 483 ha of land in the sub-region. The Council is in the process of preparing an Employment Land Review, which upon completion will identify the nature and scale of employment land needed in Cheshire East to meet its sub-regional policy requirement and local business needs. In the meantime, it is not possible to ascertain what proportion of the sub-regional target should be met by Cheshire East, and ultimately the Council's progress in meeting such a target.

ACTION REQUIRED: Complete Employment Land Review and develop appropriate LDF policies based on the evidence collected.

Indicator Reference	SEG9	Indicator	Employment Land Supply		
Indicator Type	Core Output (BD3)	CE 2008/09 Result	See Table 5.5	Progress	

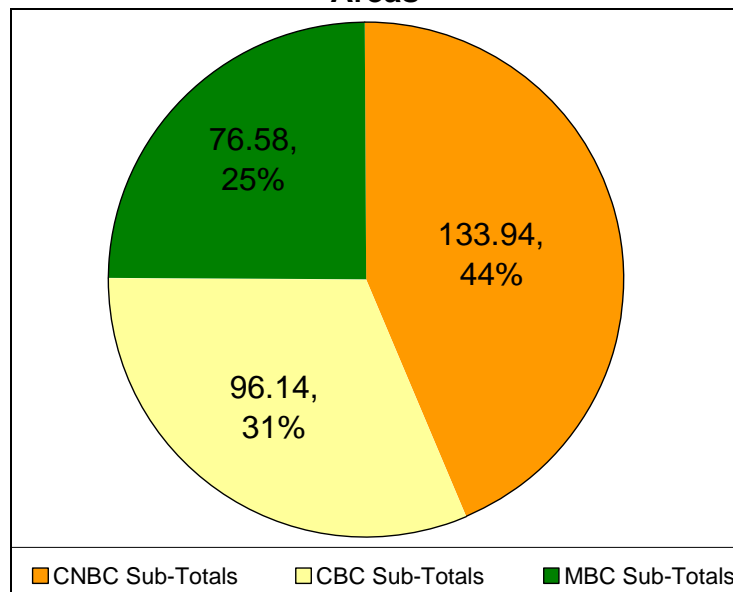
Commentary

Table 5.5: Cheshire East Employment Land Supply (Gross – ha)

	B1a	B1b	B1c	B1	B2	B8	Sui Generis	Mixed Use	Total
CEC Supply	18.03	0	0.4	35.43	4.33	6.05	0.05	242.37	306.66

Cheshire East currently has around 306.66 ha of land allocated, permitted or under construction for employment related uses. As can be seen from Table 5.5 the majority of this (79%) is for mixed-use development (i.e. a combination of B use classes). B1 development accounts for much of the remaining land available for development. Figure 5.6 illustrates the spread of employment land supply; the former Crewe and Nantwich District accounted for 44% of the total supply (133 ha).

Figure 5.6: Distribution of Employment Land across Former District Areas




It should be noted that four sites account for a large proportion (56.4%) of the total employment supply in Cheshire East:

- Basford East: 42.89 ha site allocated for mixed-use development. The site is identified in the Cheshire and Warrington Economic Alliance (CWEA) Sub-Regional Employment Land Study 2008 as a 'Priority Site of Strategic Importance';
- Basford West: 55 ha site with permission for mixed-use development. The site is identified in the CWEA Sub-Regional Employment Land Study 2008 as a 'Priority Site of Strategic Importance';
- Midpoint 18 Phase 3: 53 ha site with outline planning permission for mixed-use development. The site is identified in the CWEA Sub-Regional Employment Land Study 2008 as a 'Priority Site of Strategic Importance';
- South Macclesfield Development Area: 22 ha site proposed for mixed-use development.

As discussed in indicator **SEG8**, it is unclear how much of the sub-regional requirement should be met by Cheshire East; the need for further employment land, and the portfolio of sites proposed to meet the identified land requirements will be considered through the Employment Land Review.

ACTION REQUIRED: Complete Employment Land Review and develop appropriate LDF policies based on the evidence collected.

Indicator Reference	SEG10	Indicator	Employment Land Losses		
Indicator Type	Significant Effects	CE 2008/09 Result	See Table 5.6	Progress	

Commentary

This indicator records the areas and types of sites currently in or allocated for employment use that have been lost, or are proposed to be lost to new non-employment related development. Potential future losses include extant permissions for non-employment developments on existing or allocated employment sites. Potential losses on allocations are shown in brackets; these are not included in the 'total' figures.

Table 5.6: Actual and Potential Losses of Existing or Allocated Employment Sites in Cheshire East (Site Areas in ha)

	B1a	B1b	B1c	B1	B2	B8	Sui Generis	Mixed Use	Total
Developed Losses 2008 / 09	0.048	-	-	-	0.32	-	-	-	0.368
Potential Future Losses	0.07	-	0.03	2.813	19.99 (3.28)	0.26	0.171	0.38	23.69 (3.28)

In Cheshire East over the course of the last monitoring period approximately 0.368 ha of non-employment related developments were completed on former employment sites. Approximately 23.69 ha of existing employment land in Cheshire East have extant permissions (as at 31st March 2009) for non-employment development (the redevelopment of these sites is most frequently for residential development); most of the proposed losses are on B2 sites, and the majority of potential losses are located within the former Congleton District area.

RSS policy W4 seeks to resist losses of employment sites, especially outside of a review of commitments. The policy does however allow for losses where:

- An appropriate supply of sites are available to meet the needs of the local economy; and
- If necessary, alternative sites of equal or better quality are available.

In both of the above cases, losses of sites should not conflict with the objectives of ensuring social inclusion and sustainable patterns of transport. In addition, whilst the three Local Plans' policies take slightly different approaches, the various policies seek to limit the conversion of employment sites to other uses to cases where sites are either no longer viable / suitable for employment purposes, or where the development proposed would yield


significant environmental and / or regeneration benefits that would outweigh the effects of its loss as an employment site.

The Council is in the process of conducting a review of its existing employment land portfolio; this will in future support decisions on the allocation, retention or loss of sites as determined through the LDF and planning applications. It is important to continue to monitor the potential losses of sites to ensure that a sufficient range and quantity of sites remains available to meet the needs of the local economy, and to provide job opportunities for local people.

ACTION REQUIRED: Complete Employment Land Review and develop appropriate LDF policies based on the evidence collected.

5.4 Retail & Town Centres

Cheshire East covers a vast area, within which there are a number of large retail centres, reasonably sized market towns, and smaller 'local service centres', typically village centres, to meet the everyday needs of local communities. The prevailing aims of planning policies for retail development seek to protect and enhance existing centres to ensure a sustainable distribution of facilities that are accessible to the public, whilst promoting consumer choice, and not unduly restricting competition.

Indicator Reference	SEG11	Indicator	Retail Provision		
Indicator Type	Core Output (BD4)	CE 2008/09 Result	See Table 5.7 and Figure 5.7	Progress	

Commentary

There are 13 main retail centres in Cheshire East. The primary retail centres as defined in RSS policy W5 are Macclesfield and Crewe. Table 5.7 indicates the total number of units in Cheshire East's main retail service centres (including their principal shopping areas).

During the last year the number of town centre units rose from 2,828 to 2,835. Approximately 48% of all town centre units are in A1 use; the proportion of units in A1 use in principal shopping areas and town centres (where no principal areas are defined) is 59%. The total number of A1 units fell sharply from 1,402 to 1,365, and the number of A2 units also fell from 388 to 363. Some of this change is due to conversions to other uses (e.g. B1a office space), however, there was an increase in the number of vacant units of 43. The average proportion of town centre units across Cheshire East that are currently vacant is 13.6%, up from 12.1% the previous year. The town centres with the highest proportion of vacancies include Handforth (17.07%), Crewe (18.44%), and Congleton (21.81%).

The increase in the number of vacancies will be attributable in part to the recession that has impacted on the wider economy. To further examine the causes and consequences of changes to the retail sector in Cheshire East, including an assessment of the need for further facilities, the Council will prepare an updated 'Town Centre Study' next year; this study may be undertaken jointly with Cheshire West and Chester Council.

Table 5.7: Existing Retail Provision in Main Cheshire East Town Centres

		PRINCIPAL SHOPPING AREA - UNITS				TOWN CENTRE TOTAL - UNITS			
Centre	Uses	2008		2009		2008		2009	
		No.	%	No.	%	No.	%	No.	%
Crewe Town Centre	A1	145	59.7	134	54.9	145	59.7	134	54.9
	A2	29	11.9	31	12.7	29	11.9	31	12.7
	A3/A4/A5	27	11.1	26	10.7	27	11.1	26	10.7
	Vacant	33	13.6	45	18.4	33	13.6	45	18.4
	Other	9	3.7	8	3.3	9	3.7	8	3.3
Nantwich Road	A1	56	35.0	58	36.7	56	35.0	58	36.7
	A2	42	26.3	40	25.3	42	26.3	40	25.3
	A3/A4/A5	39	24.4	40	25.3	39	24.4	40	25.3
	Vacant	17	10.6	14	8.9	17	10.6	14	8.9
	Other	6	3.8	6	3.8	6	3.8	6	3.8
Nantwich Town Centre	A1	172	70.5	171	69.8	172	70.5	171	69.8
	A2	29	11.9	29	11.8	29	11.9	29	11.8
	A3/A4/A5	34	13.9	34	13.9	34	13.9	34	13.9
	Vacant	3	1.2	5	2.0	3	1.2	5	2.0
	Other	6	2.5	6	2.4	6	2.5	6	2.4
Alsager	A1	50	61.0	50	60.2	62	48.8	62	47.7
	A2	11	13.4	8	9.6	25	19.7	22	16.9
	A3/A4/A5	6	7.3	6	7.2	15	11.8	15	11.5
	Vacant	1	1.2	7	8.4	3	2.4	9	6.9
	Other	14	17.1	12	14.5	22	17.3	22	16.9
Congleton	A1	78	56.5	73	53.7	139	43.7	133	41.4
	A2	19	13.8	17	12.5	40	12.6	36	11.2
	A3/A4/A5	11	8.0	8	5.9	40	12.6	37	11.5
	Vacant	25	18.1	33	24.3	46	14.5	70	21.8
	Other	5	3.6	5	3.7	53	16.7	45	14.0
Middlewich	A1	37	42.0	35	40.2	39	39.4	37	37.8
	A2	13	14.8	10	11.5	14	14.1	11	11.2
	A3/A4/A5	14	15.9	15	17.2	17	17.2	18	18.4
	Vacant	13	14.8	18	20.7	14	14.1	19	19.4
	Other	11	12.5	9	10.3	15	15.2	13	13.3
Sandbach	A1	65	61.3	65	60.2	101	39.3	103	40.6
	A2	10	9.4	8	7.4	38	14.8	31	12.2
	A3/A4/A5	6	5.7	6	5.6	36	14.0	35	13.8
	Vacant	4	3.8	8	7.4	20	7.8	23	9.1
	Other	21	19.8	21	19.4	62	24.1	62	24.4
Macclesfield	A1	116	71.6	114	68.3	262	45.4	251	44.1

		PRINCIPAL SHOPPING AREA - UNITS				TOWN CENTRE TOTAL - UNITS			
Centre	Uses	2008		2009		2008		2009	
		No.	%	No.	%	No.	%	No.	%
	A2	18	11.1	20	12.0	79	13.7	71	12.5
	A3/4/5	7	4.3	9	5.4	68	11.8	71	12.5
	Vacant	5	3.1	4	2.4	97	16.8	89	15.6
	Other	16	9.9	20	12.0	71	12.3	87	15.3
Wilmslow	A1	132	62.9	134	62.0	141	50.9	138	48.9
	A2	21	10.0	22	10.2	37	13.4	36	12.8
	A3/4/5	28	13.3	29	13.4	34	12.3	35	12.4
	Vacant	12	5.7	12	5.6	43	15.5	45	16.0
	Other	17	8.1	19	8.8	22	7.9	28	9.9
Handforth	A1	31	52.5	27	45.8	39	51.3	37	45.1
	A2	4	6.8	6	10.2	5	6.6	8	9.8
	A3/4/5	11	18.6	12	20.3	13	17.1	14	17.1
	Vacant	6	10.2	6	10.2	10	13.2	14	17.1
	Other	7	11.9	8	13.6	9	11.8	9	11.0
Knutsford	A1	122	65.6	116	62.7	134	56.5	129	54.2
	A2	20	10.8	20	10.8	24	10.1	24	10.1
	A3/4/5	29	15.6	30	16.2	34	14.3	35	14.7
	Vacant	8	4.3	3	1.6	36	15.2	30	12.6
	Other	7	3.8	16	8.6	9	3.8	20	8.4
Alderley Edge	A1	48	51.1	48	50.5	48	51.1	48	50.5
	A2	10	10.6	11	11.6	10	10.6	11	11.6
	A3/4/5	14	14.9	14	14.7	14	14.9	14	14.7
	Vacant	10	10.6	12	12.6	10	10.6	12	12.6
	Other	12	12.8	10	10.5	12	12.8	10	10.5
Poynton	A1	58	63.7	58	63.7	64	53.8	64	53.8
	A2	8	8.8	6	6.6	16	13.4	13	10.9
	A3/4/5	12	13.2	12	13.2	18	15.1	18	15.1
	Vacant	4	4.4	4	4.4	10	8.4	10	8.4
	Other	9	9.9	11	12.1	11	9.2	14	11.8
CHESHIRE EAST MAIN TOWN TOTALS / AVERAGES	A1	737	60.6	720	58.7	1402	49.6	1365	48.1
	A2	134	11.0	128	10.4	388	13.7	363	12.8
	A3/4/5	138	11.3	141	11.5	389	13.8	392	13.8
	Vacant	88	7.2	107	8.7	342	12.1	385	13.6
	Other	119	9.8	131	10.7	307	10.9	330	11.6

Figure 5.7 graphically illustrates the number and proportion of units across Cheshire East's town centres. Macclesfield has by far the highest number of retail units in the authority's area; the next nearest centre is Congleton, which has just over half the number of units. Other key centres include Wilmslow, Knutsford, Sandbach, Nantwich and Crewe.

In an effort to improve the status, environment and retail offer of Crewe's town centre, a redevelopment scheme was applied for, and approved in April 2007 (planning application ref: P07/0043). The scheme provides for a range of uses to be developed, including:

- Retail (A1 Uses);
- Financial/Professional Services (A2 Uses);
- Cafes, Restaurants, Bars and Hot Food Development (A3, A4, A5 Uses);
- Office Development (B1 Uses);
- Residential (C3 Uses);
- Multi Storey Car Park, Relocation of Bus Station;
- Creation of New Public Open Spaces;
- Highway Works (including Stopping up and Creation of New Roads);
- Ancillary Servicing Areas;
- Other Works including Demolition to Enable Comprehensive Regeneration.

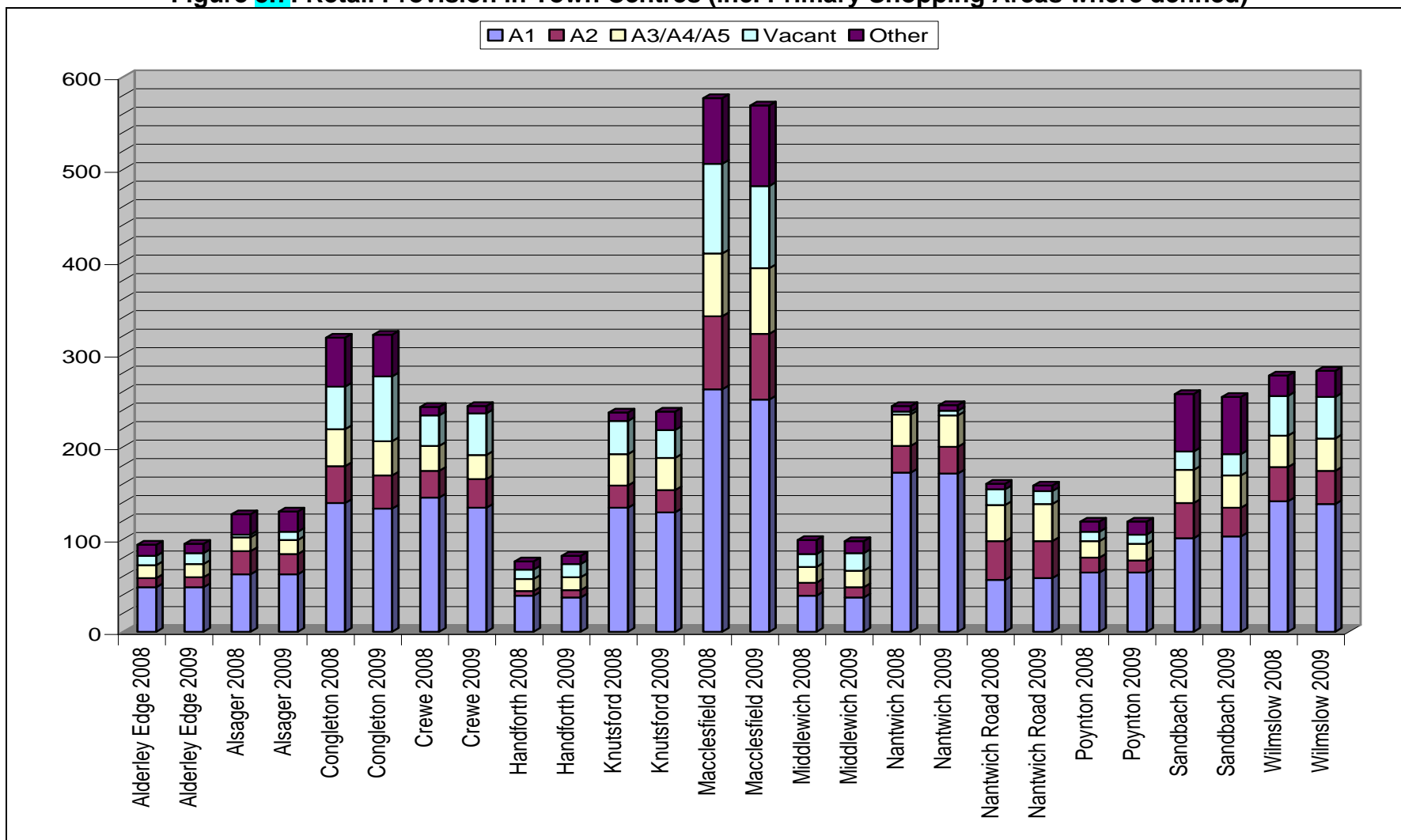
Another major town centre redevelopment scheme is proposed in Macclesfield's town centre. A planning application has been submitted (planning application ref: 08/3000P) which promises some major improvements, including:


- Debenhams department store – 80,000 square feet at Park Green;
- 50 additional retail units of various sizes complementing the existing town centre;
- A new community hall with adjacent parking;
- Eight-screen cinema on Churchill Way with restaurants and cafes around a major new public square as a focal point for meeting and eating;
- A replacement of the existing car parks providing over 1,200 parking spaces in a well-lit modern, safe and secure multi-storey car park at the Park Green end of the site;
- 55 residential properties – town houses and flats, including affordable housing;
- New foodstore at the Park Green end of the site;
- Existing streets in the town centre linking into the main retail mall.

In order to support the revitalisation of Congleton's town centre, a Development Brief was adopted as an SPD in November 2008. The Brief covers the area around Princess Street, Mill Street and the Bridestones Centre, and includes a 0.8 ha site allocated in the Congleton Local Plan for mostly retail development.

ACTION REQUIRED: Complete update to Town Centres Study and develop appropriate LDF policies based on the evidence collected.

Figure 5.7: Retail Provision in Town Centres (inc. Primary Shopping Areas where defined)



Indicator Reference	SEG12	Indicator	Total Amount of Floorspace for 'Town Centre Uses'		
Indicator Type	Core Output (BD4)	CE 2008/09 Result	See Table 5.8	Progress	

Commentary

There were approximately 11,158 sqm of town centre use floorspace (gross) developed in Cheshire East during the monitoring period, of which 4,121 sqm (37%) was located within town centre areas. Of the development that took place outside of town centres (7,037 sqm), the vast majority (86%) was for B1a office space (6,079 sqm).

Table 5.8: Completed Floorspace for Town Centre Uses in Cheshire East 2008 / 09

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


No development for town centre uses occurred in the former Crewe and Nantwich District area. 3,435 sqm of A1 floorspace (gross) and 176 sqm of B1a floorspace (gross) were developed in the former Congleton District area; all completed floorspace took place within identified retail centres. In Macclesfield, 15% of A1 floorspace and 89% of A2 floorspace was developed within town centres. All of the B1a development took place outside of town centres. In terms of the B1 development, three sites accounted for around 90% of the floorspace completed; all sites came forward in accordance with Local Plan policy.

It is important to monitor the level of development for town centre uses that is occurring in out-of-centre locations over a period of time, to help measure the health of Cheshire East's town centres. In particular the indicator may show whether or not centres are particularly attractive to investors, or where continually high levels of out-of-centre development occur. This may highlight or lead to problems with centres (for example, this could indicate a lack of investor confidence in centres or a lack of available, suitable or viable sites within identified centres). As noted in indicator **SEG11**, an update to the Town Centres Study is anticipated to be undertaken in 2010 – this study will assist in identifying any constraints on the growth of existing centres where they exist.

ACTION REQUIRED: Continue to monitor the level of out-of-centre development. In addition, complete update to Town Centres Study and develop appropriate LDF policies based on the evidence collected.

5.5 Tourism

Cheshire East's visitor economy capitalises on the mix of attractive rural landscapes, quaint market towns, and rich industrial and built heritage abundant within the area. The area is actively marketed through a number of tourism websites including: www.welcometocreweandnantwich.com, www.welcometocongleton.com and www.welcometomacclesfield.com and www.visitcheshire.com.

Indicator Reference	SEG13	Indicator	Visitor Attractions		
Indicator Type	Significant Effects	CE 2008/09 Result	See Table 5.9	Progress	

Commentary

Table 5.9 provides a list of some of the principal visitor attractions in Cheshire East. The main form of attraction in the area is historic property, notably those owned and / or maintained by the National Trust. There are also a number of museums and country parks that draw in reasonable numbers of visitors each year. There was on balance an increase in the number of people visiting the various attractions in Cheshire East between 2007 and 2008; Quarry Bank Mill in particular saw an increase in visitor numbers of nearly 30,000. This is off-set slightly by small decreases in visitors to other attractions such as Tatton Park (which experienced a decrease of around 1%).

Table 5.9: Visitor Attractions in Cheshire East

Attraction	Type	Operator	Admission £	2007 No. Visitors	2008 No. Visitors
Former Macclesfield District					
Alderley Edge	Country Park	National Trust	Free	-	-
Macclesfield Silk Museum & Paradise Mill	Museum / Art Gallery	Macclesfield Museums Trust	Free	9,708	10,052
Hare Hill	Garden	National Trust	3.40	10,815	11,000
Lyme Park	Historic Property	National Trust	4	85,714	91,163
Quarry Bank Mill	Historic Property	National Trust	4	103,750	131,481

Attraction	Type	Operator	Admission £	2007 No. Visitors	2008 No. Visitors
Tatton Park	Historic Property	National Trust / Cheshire East Council	4.50	780,000	772,000
Former Congleton District					
Astbury Mere Country Park	Country Park	Astbury Mere Trust	Free	120,000	120,000
Little Moreton Hall	Historic Property	National Trust	6.10	68,525	67,019
Jodrell Bank	Visitor Centre	Manchester University	2.00	-	-
Former Crewe & Nantwich District					
Parish Church of Saint Mary	Place of Worship	St. Mary's PCC	Free	8,066	7,543
Hack Green Secret Bunker	Former RAF Site	-	£6.30	-	-
Nantwich Museum	Museum / Art Gallery	Nantwich Museum Trust	Free	-	-
Notes: <ol style="list-style-type: none"> 1. Data sourced from Enjoy England (2008) Visitor Attraction Trends in England 2008: Annual Report, unless otherwise stated. 2. Data on Jodrell Bank derived from Manchester University / Jodrell Bank website 3. Data on Nantwich Museum derived from Nantwich Museum website 4. Data on Alderley Edge derived from National Trust website 5. This is not an exhaustive list of visitor attractions in Cheshire East. 6. Prices are for standard adult single entrance fee: correct as at 1st October 2009. 					


In addition to the above attractions, a number of cultural events are organised throughout the year. Some higher profile activities and programmes include(d) the following:

- **Cheshire Year of Gardens 2008** – the programme promoted a positive, attractive image of the 'Gardens of Cheshire' to business investors and visitors through a year-long programme of activities.
- **Tatton Park and RHS Show** – contributing to the Year of Gardens programme, the RHS Show is an annual event that raises the profile of the region as an area for investment. In 2008 / 09 the show generated an additional £541,166 for the Cheshire economy, and attracted 6,400 visitors, of which 448 (7%) were from outside the Northwest.
- **Nantwich Food and Drink Festival** – brought around 25,000 visitors into Nantwich in 2008. New events were developed such as the Floating Garden Festival, an event which involved four florally decorated narrowboats travelling from four destinations on the

Cheshire Ring, all meeting at the *Middlewich Folk and Boat Festival*, hosting various events along the way.

- **Alsager Christmas Market** – held for the first time in 2008, it was a huge success, attracting in excess of 5,000 people into the village to browse the market stalls and enjoy the entertainment.
- **Congleton Food and Drink Festival** – a new event for 2009, the festival included a day of activities, festival food and farmers market, demo delights, cook-offs and competitions in the town hall.
- **Middlewich Folk & Boat Festival** – in its 19th year, the festival takes place each June. The Middlewich Folk and Boat festival is now firmly established on the folk circuit and it is estimated that 30,000 people visit the town during the festival weekend, along with 400 boats.
- **The Textile Triangle** – this project brought together Congleton, Macclesfield and Leek to celebrate the wealth of textile related tourist attractions in these areas (e.g. Quarry Bank Mill). A Three Shires Textile Festival took place in July 2009.

ACTION REQUIRED: Ensure that LDF policies recognise the role of tourism in facilitating economic growth within Cheshire East.

Indicator Reference	SEG14	Indicator	Number and Expenditure of Visitors		
Indicator Type	Contextual	CE 2008/09 Result	See Table 5.10	Progress	

Commentary


It is estimated that in 2007, in Cheshire East alone, over £590m in tourism expenditure was generated (just over one third of the sub-regional total). Across the sub-region, tourism supports over 20,000 jobs in directly related sectors (e.g. transport, hotels, restaurants etc). In 2007, there were around 40m visitors to the Cheshire & Warrington sub-region, (an increase of 5% on the previous year); statistical evidence suggests that the sector is an area of growth.

Most tourism trips into Cheshire were from day visitors (90%), just over the regional rate. The number of visitors staying in serviced accommodation in Cheshire and Warrington (2.2m / 5.5%) was marginally below the regional average (6%), and the average length of stays in the North West was slightly higher than for Cheshire generally. The proportion of visitors staying in non-serviced accommodation (e.g. hostels, chalets, and camping sites) in Cheshire & Warrington was very low.

ACTION REQUIRED: Ensure that LDF policies recognise the role of tourism in facilitating economic growth within Cheshire East.

Table 5.10: Cheshire Visitor Economy

	Cheshire & Warrington Sub-Region	North West
Total Visitor Spend 2007 (£bn)	1.66	13.6
Total No. Visitors 2007 (m)	40.07	277.42
% Day Visitors	90	89
% Staying in Serviced Accommodation	5.5	6
% Staying in Non-serviced Accommodation	0.25	1.2
Serviced Accommodation Tourist Days (m)	3.66	31.51
Non-serviced Accommodation Tourist Days (m)	0.64	22.4

Indicator Reference	SEG15	Indicator	Visitor Accommodation		
Indicator Type	Contextual	CE 2008/09 Result	See Table 5.11	Progress	

Commentary

In terms of serviced accommodation stock, Cheshire East comprises a noticeably higher proportion of smaller sized serviced tourist accommodation (75%) than the regional average (64%). Cheshire East accounts for 37% of the total number of serviced accommodation bedspaces in the sub-region. The average seasonal occupancy rates for the sub-region appear to be favourable compared to the regional rates.

In terms of non-serviced accommodation, Cheshire East has no hostel type accommodation; of the 5 hostels in the sub-region, 4 are located in Chester. Cheshire East does however possess approximately 31% of the number of camping / touring pitches in the sub-region, and 42% of the number of chalet type bedspaces. Overall, the area provides for around a third of the sub-region's tourist accommodation, which is commensurate with Cheshire East's share of the area's total visitor spend. It is not possible to assess whether there is a deficit in tourist accommodation in Cheshire East without reference to more detailed accommodation occupancy data (which is not available at present for non-serviced accommodation), nonetheless the statistics indicate generally positive trends for tourism in the area.

ACTION REQUIRED: None required at present.

Table 5.11: Visitor Accommodation Occupancy and Stock

	Cheshire East	Cheshire & Warrington	North West
Occupancy Rates 2008			
Jan-Mar	-	50	52
Apr-Jun	-	67	61
Jul-Sep	-	70	65
Oct-Dec	-	61	59
Serviced Accommodation 2006			
Bedspaces	6,679	18,032	182,427
% of Establishments with 10 rooms or less	75	71	64
Non-serviced Accommodation 2006			
Hostels / No. of Bedspaces	0/0	5/618	150/19,648
Camping and Caravan Sites / No. of Pitches	11/334	33/1,084	407 / 35,284
Chalets / No. of Bedspaces	69/468	171 / 1,116	4,159 / 39,284

Over the course of the last monitoring period, a number of developments improving the cultural / tourist offer in Cheshire East have taken place. Some of these projects are listed below:

- **Quarry Bank Mill** – the National Trust purchased the owner's house and gardens alongside Quarry Bank Mill. The Secret Garden was opened to the public in time for Cheshire Year of Gardens in 2008. Funding for restoration of the house is to be confirmed.
- **Tatton Park** – the Dairy Cottage Holiday Apartments were completed in December 2008.
- **Church Minshull** – the development of a 148 berth canal marina was completed in the monitoring period at a cost of over £1m.
- **Sandbach Market Square** – the market square was in need of redevelopment to encourage more use in terms of events and al fresco dining. The project was funded by NWDA, Congleton Borough Council, Sandbach Town Council plus other partners, and was completed in 2009.
- **Crewe** – Cheshire East has seen a continued growth of accommodation stock over the last year following major developments in the Crewe area, at Crewe Hall and a new Ramada Encore now open on Crewe Business Park. The majority of growth is aimed at increasing the number of conference events held and consequently business tourists drawn to the area. Bed stock in the Crewe and Nantwich area has increased by 190 bedrooms over the last year.

6.0 Protection and Enhancement of the Environment

6.1 Introduction


The protection and enhancement of the environment is one of the key principles of the Government's sustainability agenda. Planning Policy Statement 1: Delivering Sustainable Development outlines the Government's approach to managing sustainability through planning. Within this document it states that:

*"The Government is committed to protecting and enhancing the quality of the natural and historic environment, in both rural and urban areas. Planning policies should seek to protect and enhance the quality, character and amenity value of the countryside and urban areas as a whole. A high level of protection should be given to most valued townscapes and landscapes, wildlife habitats and natural resources."*⁵⁵

This section of the report contains information relating to building design, historic environments, natural environments and water.

6.2 Building Design

The design of buildings is an important element of the development process, and has a significant impact on the potential acceptability of planning proposals. Effective design has the ability to increase the visual appearance of a scheme, enhance functionality, contribute towards sustainability and mitigate any potential negative impacts.

Indicator Reference	PE1	Indicator	Housing Quality – Building for Life Assessment		
Indicator Type	Core Output (H6)	CE 2008/09 Result	No result	Progress	

Commentary

The Housing Quality - Building for Life Assessment is an appraisal of the overall quality of a housing scheme, performed on all housing developments with 10 or more dwelling completions in a monitoring period, with the intention of ensuring that all new dwellings meet the minimum standards for design and sustainability identified in Planning Policy Statement 3: Housing.

⁵⁵ Crown Copyright: ODPM (2005) Planning Policy Statement 1: Delivering Sustainable Development: London HMSO, p7

The assessment is divided into four categories (character; road, parking and pedestrianisation; design and construction; and environment and community), which contain questions of equal weight. The overall score indicates the sustainability and design quality of the development: less than 10 is poor, 10-14 is average, 14-15 is good and 16 or more is very good.

In order to perform this appraisal, fully trained assessors and an effective monitoring process are required. As the Council currently do not have this required infrastructure, the appraisal has not been completed. This approach has been agreed with 4NW.


ACTION REQUIRED: The Council needs to ensure that the appropriate skills are available to staff and an appropriate monitoring system is put in place to allow the monitoring of this indicator.

The Council will need to review its policies on design and assess the need for detailed design guidance (for example do policies adequately consider safety in design?).

6.3 Historic Environment

Cheshire East has a diverse and varied history, reflected in its social and architectural legacy. Surviving heritage is often unique and irreplaceable, which places the responsibility of preservation on the current generation.

In order to monitor the extent and condition of the historic environment in Cheshire East a number of indicators have been identified. These relate to specific aspects of this environment; such as listed buildings, Scheduled Monuments, Conservation Areas and historic parks and gardens.

Indicator Reference	PE2	Indicator	Listed Buildings		
Indicator Type	Local Output	CE 2008/09 Result	1 listed building lost. 85% of listed building applications approved. 9 (0.3%) at risk.	Progress	

Commentary

Assessing the condition of listed buildings can be achieved through an analysis of the number of listed buildings identified as at risk by English Heritage.

The number of listed buildings within the former Districts of Congleton, Crewe and Nantwich and Macclesfield and the total for Cheshire East along with an identification of the number and percentage considered at risk and lost is indicated in [Table 6.1](#)

Table 6.1: Listed Buildings in Cheshire East

Listed Buildings	Congleton	Crewe and Nantwich	Macclesfield	Cheshire East
Grade I listed buildings	8	19	20	47
Grade I listed buildings identified as at risk	1	3	0	4
Percentage of Grade I identified as at risk	12.5%	15.8%	0%	8.5%
Grade II listed buildings	442	637	1333	2412
Grade II listed buildings identified as at risk	0	0	0	0
Percentage of Grade II identified as at risk	0%	0%	0%	0%
Grade II* listed buildings	34	56	89	179
Grade II* listed buildings identified as at risk	1	3	1	5
Percentage of Grade II* identified as at risk	2.9%	5.4%	1.1%	2.8%
Other listed buildings	0	1	1	2
Other listed buildings identified as at risk	0	0	0	0
Percentage of Others identified as at risk	0%	0%	0%	0%
Listed Buildings	484	713	1443	2640
Listed Buildings identified as at risk	2	6	1	9
Percentage of listed buildings at risk	0.4%	0.8%	0.1%	0.3%
Listed buildings lost	0	0	1	1
Percentage of listed buildings lost	0%	0%	0.1%	0.04%

The breakdown of listed building consents made and approved is indicated in [Table 6.2](#) below.

Table 6.2: Listed Building Applications Made During the 2008/09 Monitoring Period


Applications	Congleton	Crewe and Nantwich	Macclesfield	Cheshire East
Listed building applications made	57	82	114	253
Listed building applications approved	47	80	88	215
Percentage of listed building applications approved	82.5%	97.6%	77.2%	85%

Table 6.2 indicates that only a relatively small amount of listed buildings within each of the three former Districts and Cheshire East in its entirety are identified as at risk by English Heritage; this is a positive situation.

Only a small number of the listed buildings were identified at risk, and only one was lost during the 2008/09 monitoring period (the building that was lost fell down rather than as a result of planning permission). This is a fairly positive situation as it means that development management is offering appropriate protection to these historic assets. However it represents a negative change from the last monitoring period in which no listed buildings were lost.

Listed building applications submitted are generally of a high standard based on the high percentage that received approval. This is a positive situation and should continue to be achieved through positive communication between the Council and developers/household owners.

ACTION REQUIRED: The protection offered to Listed Buildings through Development Management should be maintained.

Indicator Reference	PE3	Indicator	Scheduled Monuments		
Indicator Type	Significant Effects	CE 2008/09 Result	No SMs lost. 17 (15.7%) at risk	Progress	

Commentary

Scheduled Monuments (SMs) are 'nationally important' archaeological sites or historic buildings, given protection against unauthorised change (however only about 2% of the archaeological resource is actually scheduled). The responsibility for granting Scheduled Monument Consent lies with the

Secretary of State for Culture, Media and Sport on the advice of English Heritage.


Assessing the condition and protection offered to SMs can be achieved through an identification of the number of SMs at risk and the number impacted significantly by planning approval.

The results for the number of SMs at risk and significantly affected by granted planning applications in Cheshire East and each of its three former Districts of Congleton, Crewe and Nantwich and Macclesfield are indicated in **Table 6.3** below.

Table 6.3: Scheduled Monuments in Cheshire East

Scheduled Monuments	Congleton	Crewe and Nantwich	Macclesfield	Cheshire East
No. of SMs	21	20	67	108
No. of SMs at Risk	8	3	6	17
% of SMs at Risk	38%	15%	9.0%	15.7%
No. of planning permissions granted which impact upon SMs	0	0	0	0

ACTION REQUIRED: Cheshire East should ensure that the overall positive trends relating to the quality and quantity of SMs are maintained whilst the number at risk is reduced if possible.

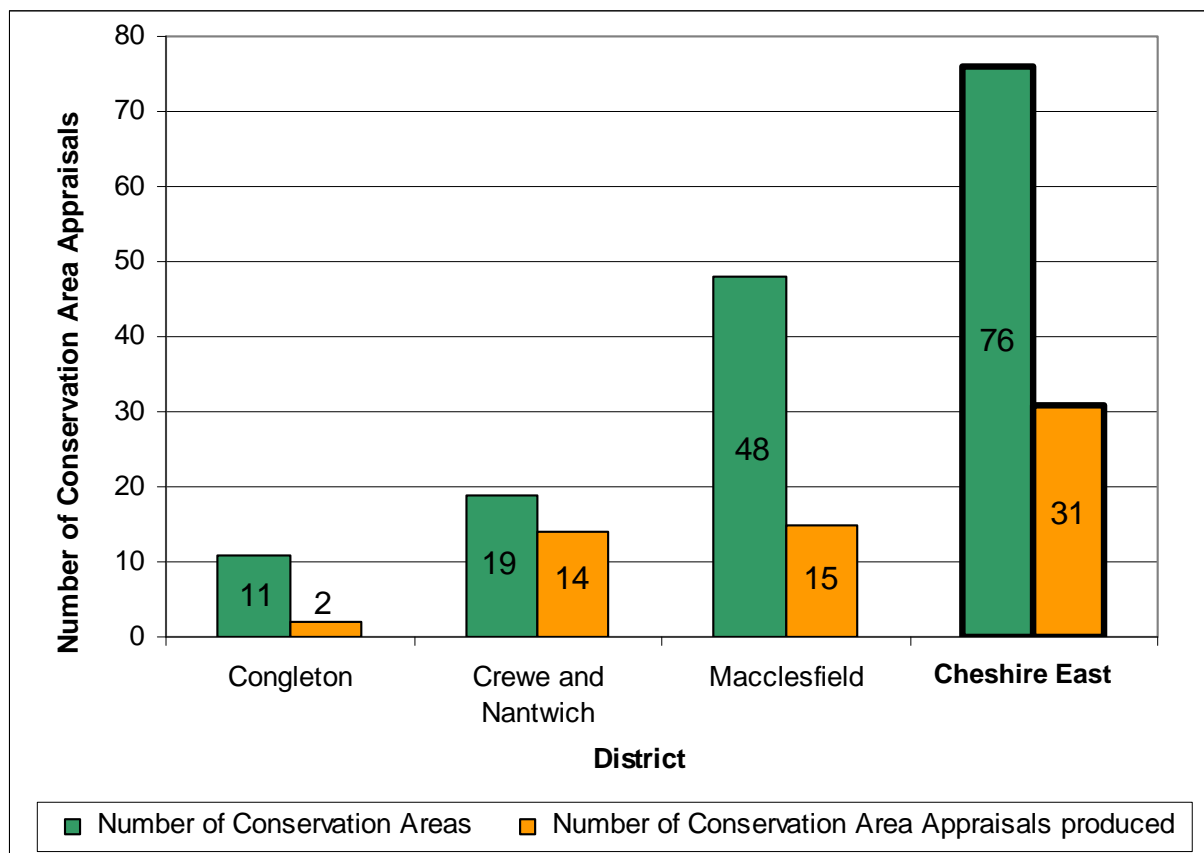
Indicator Reference	PE4	Indicator	Conservation Areas		
Indicator Type	Significant Effects	CE 2008/09 Result	31 appraisals produced. 15 (20%) at risk	Progress	

Commentary

A Conservation Area is designated if an area is deemed to have a character or appearance of special architectural or historic interest that is worth protecting or enhancing. Maintaining the quality of these areas can be achieved through Conservation Area Appraisals, which identify the key characteristics of the area and planning application decisions, which influence the form and location of development. Assessing these factors along with an assessment of the number of these Conservation Areas identified as at risk by English Heritage is an effective means of identifying the condition of Conservation Areas across Cheshire East.


The number of Conservation Area Appraisals performed in Cheshire East and its former Districts are identified in [Figure 6.1](#).

Figure 6.1: Conservation Areas with Conservation Area Appraisals



Within Cheshire East, there are 78 Conservation Areas (104 designations). Of these 15 (20%) were identified as at risk by English Heritage during their survey of Conservation Areas (however it must be noted that as this was the first year in which this survey was performed the data was somewhat irregular). The majority of these areas are at risk as a result of development pressure.

ACTION REQUIRED: Within Cheshire East the number of relevant Conservation Area Appraisals should be maintained and enhanced where possible. There is also an evident need for effective management of development within Conservation Areas as a result of the high level of development pressure to which many of these areas are exposed.

Indicator Reference	PE5	Indicator	Historic Parks and Gardens		
Indicator Type	Significant Effects	CE 2008/09 Result	1 (5.9%) at risk	Progress	

Commentary

Designated Historic Parks and Gardens are those sites believed to present the best examples of the styles and tastes of past generations. These sites provide a rich and varied contribution to our landscape and are divided into locally and nationally recognised sites. The condition of the national sites can be identified through a review of the number identified as at risk by English Heritage.

Historic Parks and Gardens, present and at risk in Cheshire East and each of the former three Districts are identified in [Table 6.4](#) below.


Table 6.4: Historic Parks and Gardens in Cheshire East

Historic Parks and Gardens	Congleton	Crewe and Nantwich	Macclesfield	Cheshire East
Historic parks and gardens (local)	37	15	6	58
Historic parks and gardens (national)	2	6	9	17
National historic parks/gardens at risk	0	1	0	1
Percentage of national historic parks/gardens at risk	0%	16.7%	0%	5.9%

ACTION REQUIRED: Within Cheshire East the number and condition of locally and nationally recognised historic parks and gardens is high. Effort should be made to continue monitoring these resources to ensure their condition and number is maintained.

6.4 Natural Environment

Within Cheshire East there is a diverse range of flora and fauna across a variety of environments, all of which have economic, social and environmental value. A number of these areas have received some form of legal designation, which means there is a requirement to ensure that they are maintained to a high standard. The designations applied to sites within the Borough vary dependent on whether they are locally, nationally or internationally important.

Indicator Reference	PE6	Indicator	Changes to Locally Designated Environmental Sites		
Indicator Type	Core Output (E2)	CE 2008/09 Result	See Table 6.5	Progress	

Commentary

Locally designated sites in Cheshire East include Regionally Important Geological and Geomorphological Sites (RIGGS); Site of Biological Importance (SBI) and Local Nature Reserves (LNR). Changes to these sites can result from either internal factors such as the management of the site itself or external factors including planning decisions.


The impact of the management on the locally designated sites in Cheshire East is summarised in [Table 6.5](#) below.

Table 6.5: Changes to Local Designations in Cheshire East

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

Within Cheshire East no planning applications have been identified that have resulted in a significant impact on any of these locally designated sites.

ACTION REQUIRED: Within Cheshire East the condition of locally designated environmental sites should continue to be monitored. The Council aims to ensure that none of these sites are lost or negatively impacted as a result of planning decisions.

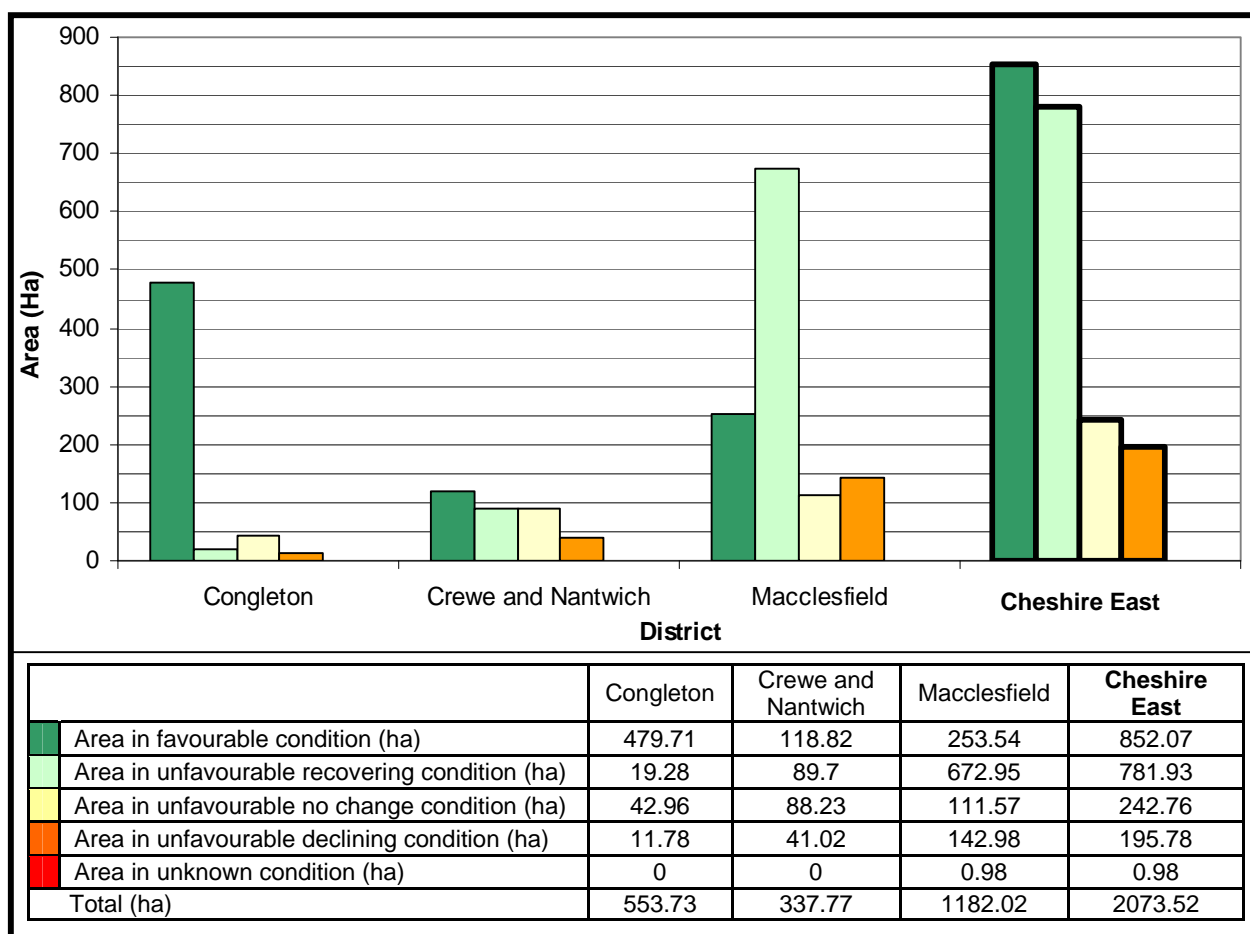
Indicator Reference	PE7	Indicator	Sites of Special Scientific Interest		
Indicator Type	Core Output (E2)	CE 2008/09 Result	0 SSSI's impacted by development. See Figure 6.2	Progress	

Commentary

The condition of Sites of Special Scientific Interest (SSSI) can be identified through the results of a regular quality assessment performed by Natural England. The protection offered can be identified through an analysis of the number of planning applications granted that significantly impact upon one or more sites.

Within Cheshire East there are 33 SSSIs. Of these sites none have been significantly impacted by approval of a planning application. The habitat condition of SSSIs in Cheshire East and the 3 former Districts is contained in [Figure 6.2](#) below.


Figure 6.2: Habitat Condition of SSSIs



ACTION REQUIRED: The Council aims to ensure that no SSSIs are lost or negatively impacted as a result of planning decisions.

6.5 Water

The aquatic environment is an important resource, supporting an array of flora and fauna, creating an important habitat in its own right and a link between other fragmented habitats and acting as a source of water for human activities. However, despite the numerous benefits of water, it poses a threat through flooding.

Indicator Reference	PE8	Indicator	River Water Quality		
Indicator Type	Core Output (E1)	CE 2008/09 Result	No applications granted against EA advice	Progress	

Commentary

Water quality is the physical, chemical and biological characteristics of a water body. Water quality can be affected either positively or negatively by all human land uses. The objective of the planning system is to ensure that development considers the impact on water and maximises positive impacts whilst mitigating negative impacts.

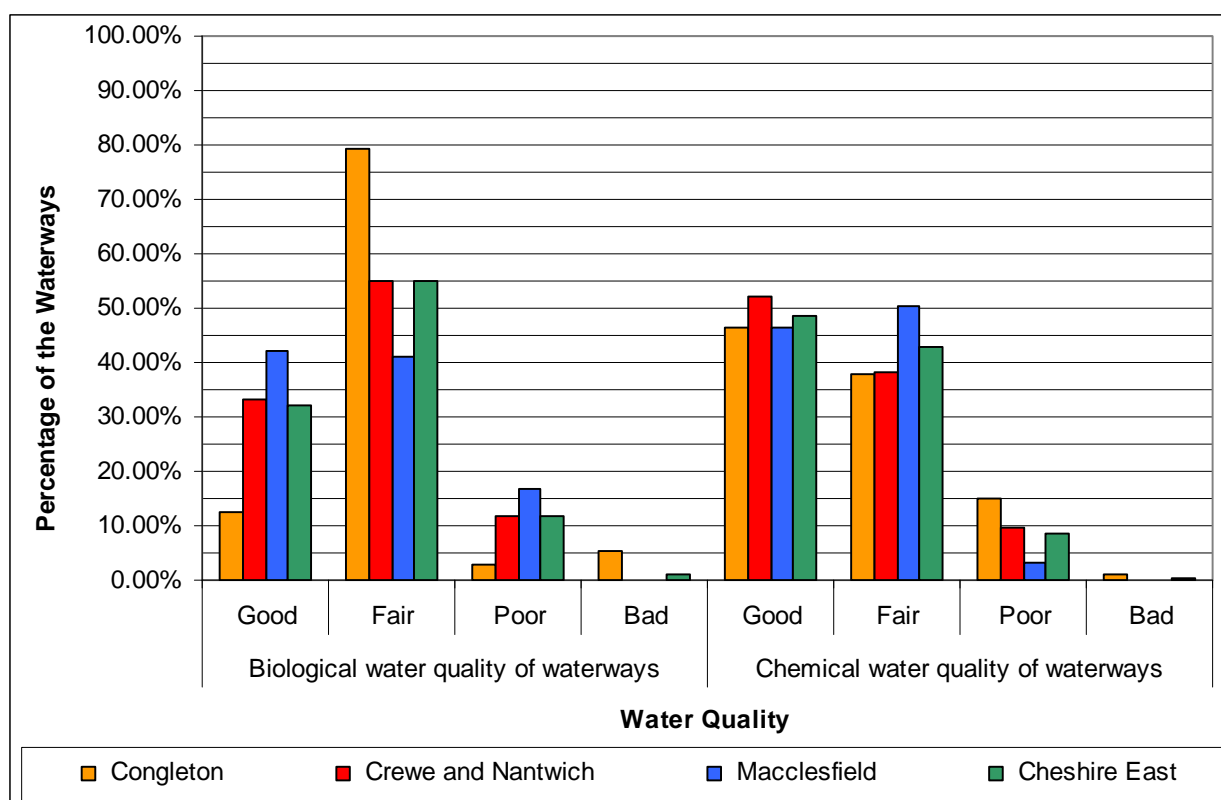
Within Cheshire East there are 406.02km of waterways. The biological and chemical condition of the water within these waterways was last assessed by the Environment Agency in 2006. The results of this assessment are indicated in [Figure 6.3](#) below.


Across England water quality is managed by the Environment Agency, who is responsible for guiding Local Authorities in relation to planning applications.

Within Cheshire East during the 2008/09 monitoring period there were no planning applications made that were adjudged by the Environment Agency to have the potential to impact on water quality, resulting in none being granted against the Environment Agency's advice on water quality grounds.

ACTION REQUIRED: The Authority should continue to heed the advice of the Environment Agency in relation to water quality.

Figure 6.3: Biological and Chemical Quality of Waterways



Indicator Reference	PE9	Indicator	Flood Risk		
Indicator Type	Core Output (E1)	CE 2008/09 Result	No applications granted against EA advice	Progress	

Commentary

Flood risk is an increasingly prominent issue due to a combination of increased demand for land and climate change.

Within England, ensuring new development is not exposed to flood risk or increases it elsewhere is the responsibility of developers, local, regional and national planners and the Environment Agency, which is a statutory consultee on planning applications within areas at risk of flooding.

During the 2008/09 monitoring period the Environment Agency objected to 10 planning applications on flood risk grounds. These applications and the former District in which they were made are identified in [Table 6.6](#) below.

Table 6.6: Planning Applications Objected to on Flood Risk Grounds by the Environment Agency

Number	Authority	Planning Reference	Development Type	Reason For Objection
1	Congleton Borough Council	08/0008/FUL	Residential - Major	<ul style="list-style-type: none"> Sequential Test not adequately demonstrated
2	Congleton Borough Council	08/0545/FUL	Residential - Minor	<ul style="list-style-type: none"> PPS25/TAN15 - Request for Flood Risk Assessment
3	Crewe & Nantwich Borough Council	P08/0205	Residential - Major	<ul style="list-style-type: none"> Culverting (Flood Risk)
4	Crewe & Nantwich Borough Council	P08/0379	Residential - Minor	<ul style="list-style-type: none"> PPS25/TAN15 - Request for Flood Risk Assessment
5	Crewe & Nantwich Borough Council	P08/0797	Residential - Minor	<ul style="list-style-type: none"> Insufficient Info - Flood Risk
6	Crewe & Nantwich Borough Council	P08/1076	Other - Major	<ul style="list-style-type: none"> PPS25/TAN15 - Request for Flood Risk Assessment Unsatisfactory FRA/FCA Submitted
7	Crewe & Nantwich Borough Council	P09/0021	Residential - Major	<ul style="list-style-type: none"> PPS25/TAN15 - Request for Flood Risk Assessment
8	Crewe & Nantwich Borough Council	street motors (P08/0417)	Residential - Minor	<ul style="list-style-type: none"> Unsatisfactory Flood Risk Assessment Submitted
9	Macclesfield Borough Council	08/0409P	Retail - Major	<ul style="list-style-type: none"> PPS25/TAN15 - Request for Flood Risk Assessment
10	Macclesfield Borough Council	08/2621P	Other - Major	<ul style="list-style-type: none"> PPS25/TAN15 - Request for Flood Risk Assessment

Of these applications 1 was withdrawn, 4 were refused, 4 were approved (conditionally or with conditions) and 1 is yet to be decided. Therefore no applications were granted contrary to the advice of the Environment Agency. The decisions and reasons for these applications are summarised in [Table 6.7](#) below.

ACTION REQUIRED: Continue positive communication between the Environment Agency and Cheshire East.

Table 6.7: Planning Applications Objected to on Flood Risk Grounds by the Environment Agency

Number	Authority	Planning Reference	Decision	Reason
1	Congleton Borough Council	08/0008/FUL	Refused	-
2	Congleton Borough Council	08/0545/FUL	Approved with conditions	The Environment Agency received sufficient information to enable their initial objection to be withdrawn.
3	Crewe & Nantwich Borough Council	P08/0205	Approved conditionally	Conditioned to reflect Environment Agency comments
4	Crewe & Nantwich Borough Council	P08/0379	Withdrawn	-
5	Crewe & Nantwich Borough Council	P08/0797	Approved conditionally	Satisfactory Flood Risk Assessment received
6	Crewe & Nantwich Borough Council	P08/1076	Approved conditionally	Conditioned to reflect Environment Agency comments
7	Crewe & Nantwich Borough Council	P09/0021	Refused	-
8	Crewe & Nantwich Borough Council	street motors (P08/0417)	Refused	-
9	Macclesfield Borough Council	08/0409P	Refused	-
10	Macclesfield Borough Council	08/2621P	Yet to be decided	Objection withdrawn following submission of adequate information.

7.0 Prudent Use of Resources


7.1 Introduction

The prudent use of resources is at the forefront of the Government's sustainability objectives and is one of the aims set out by the Government in its 1999 strategy⁵⁶. Planning Policy Statement (PPS) 1 states:

*"The prudent use of resources means ensuring that we use them wisely and efficiently, in a way that respects the needs of future generations. This means enabling more sustainable consumption and production and using non-renewable resources in ways that do not endanger the resource or cause serious damage or pollution."*⁵⁷

Therefore this chapter incorporates information on the use of previously developed land (PDL), the effects of new development on the local environment in terms of the loss of Green Belt and Open Countryside land to new development, as well as information on waste and minerals resources.

7.2 Land-Take

Indicator Reference	NR1	Indicator	Amount of Employment Floorspace Developed on Previously Developed Land – By Type		
Indicator Type	Core Output (BD2)	CE 2008/09 Result	61943 m ²	Progress	

Commentary

As can be seen from Table 7.1 below, Cheshire East has developed 61943 m² of employment floorspace on PDL, which amounts to 66% of all employment floorspace developed in the AMR period (01/04/2008 to 31/03/2009).

All three former Districts have had a significant increase from the previous year in the amount of employment floorspace developed on PDL and as a consequence Cheshire East as a whole has seen a major increase. This is in line with the Local Plan objectives for the former Districts and the Cheshire East Sustainability Appraisal objective relating to PDL. There are no national, regional or local targets for the amount of employment floorspace to be

⁵⁶ A Better Quality of Life – A Strategy for Sustainable Development for the UK – CM 4345, May 1999.

⁵⁷ Crown copyright: ODPM (2005) Planning Policy Statement 1: Delivering Sustainable Development: London HMSO, p9.


developed on PDL. For further details see [Table TA7.2](#) in the [Technical Appendix](#).

Table 7.1: Amount of Employment Floorspace Developed on Previously Developed Land - By Type (Cheshire East)⁵⁸

Cheshire East 2008/9	B1	B1a	B1b	B1c	B2	B8	Mixed Use	Sui Generis	Total
Gross PDL Completions (m ²)	0	13725	7695	0	50	33762	6711	0	61943
Gross Completions (m ²)	0	21912	7695	250	881	56777	6916	0	94431
% gross on PDL	-	63	100	0	6	59	97	-	66

The individual District Local Plan policies encourage the re-use of PDL and buildings, and along with the Regional Spatial Strategy (RSS), have been successful in limiting the amount of employment floorspace on greenfield land thus increasing the amount developed on brownfield.

ACTION REQUIRED: Continue to use a sequential approach to development in line with RSS policies DP4 and W3 by maximising the amount of brownfield land to be used for employment development.

Indicator Reference	NR2	Indicator	New and Converted Dwellings – on Previously Developed Land		
Indicator Type	Core Output (H3)	CE 2008/09 Result	667 dwellings	Progress	

Commentary

As can be seen from [Table 7.2](#) and [Figure 7.1](#) below the percentage of housing on PDL within Cheshire East has fluctuated over the period between 1996 and 2009, with a high of 77% in 2008/2009 and a low of 44% in 1998/1999. It should be born in mind however that in terms of Crewe there are no figures available for 1996-97 and that net figures have been used, therefore the results for Cheshire East as a whole may not provide an accurate picture. Consequently each separate District's results have been published within [Table TA7.3](#) and [Figures TA7.1-TA7.3](#) to be found in the [Technical Appendix](#) allowing comparison with the District Local Plan targets.

⁵⁸ N.B Columns for Mixed Use, Sui Generis and B1 (non-specific outline permissions) have been added to give a more accurate reflection of the current employment land situation in the Borough. The figures have been rounded up.

Table 7.2: New and Converted Dwellings on Previously Developed Land - Cheshire East⁵⁹

Cheshire East	96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09
PDL Completions	619	787	686	761	831	877	1058	764	976	906	1002	1043	667
Total Completions	887	1523	1544	1607	1549	1389	1660	1360	1543	1572	1375	1474	870
Total housing on PDL (%)	70	52	44	47	54	63	64	56	63	58	73	71	77

Therefore Congleton District has a target of 50% of new dwellings to be completed on PDL between 2001 and 2011 and it is found that 71% of new dwellings have been completed on PDL since 2001. Whereby Crewe and Nantwich District has a target of 35%, with the results from Table TA7.3 in the Technical Appendix showing that 43% of new dwellings have been completed on PDL since 1997. Macclesfield District has a target of at least 80% whereby it is found that 82% of new dwellings have been completed on PDL since 1996.

The indicative RSS targets for housing development on PDL over the plan period (2003-2021), which supersede those within the former District's Local Plans, are 80% for the Districts of Congleton and Macclesfield and 60% for Crewe District over the period 2003-2021. Currently, since 2003, Congleton District has developed 75% of housing on PDL, Crewe District 50% and Macclesfield District 87%.

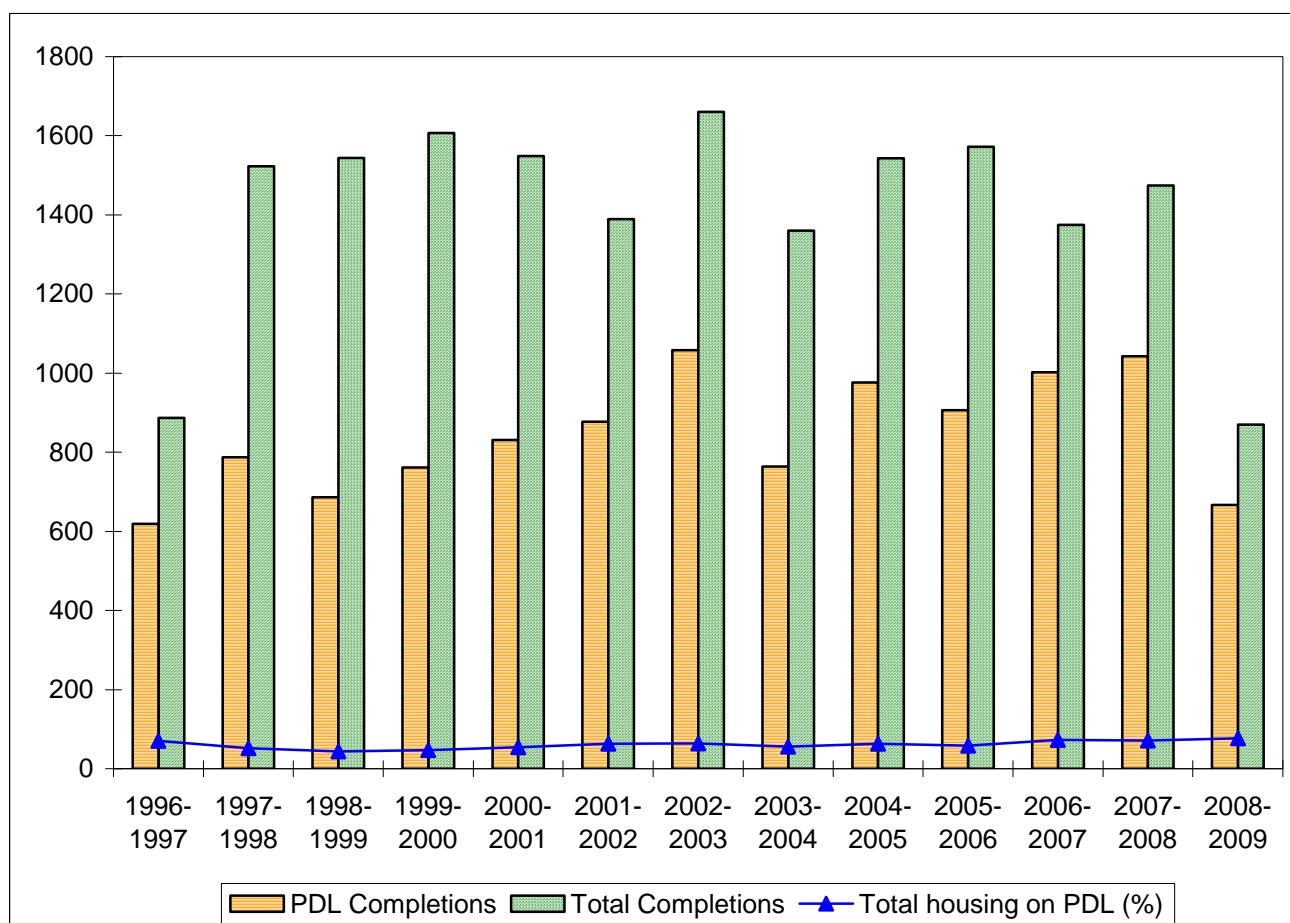
The national annual target for the development of housing on PDL is 60%, as stated in paragraph 41 of Planning Policy Statement 3. All of the Districts have exceeded this target.


Both Congleton District and Crewe District are currently falling short of the RSS target, although they have both exceeded the target for this AMR period. All three Districts have exceeded their Local Plan targets during the plan period to date. Therefore the District Local Plan policies which encourage the re-use of PDL and buildings, along with the RSS have been fairly successful in limiting housing development on greenfield sites and thus increasing the amount developed on brownfield.

ACTION REQUIRED: Continue to use a sequential approach to development in line with policies DP4 and L4 of the RSS. Use the forthcoming Employment Land Review, Cheshire East Core Strategy and Site Specific Allocations Development Plan Document to determine if sites that are currently allocated for commercial or business use would be better re-allocated for housing development.

⁵⁹ N.B. There are no figures for the District of Crewe for 1996-97. Gross figures have been provided for Congleton and Macclesfield Districts and net figures for Crewe District.

Figure 7.1: Trajectory for New and Converted Dwellings on Previously Developed Land – Cheshire East



Indicator Reference	NR3	Indicator	Effects of New Development on the Local Environment		
Indicator Type	Significant Effects	CE 2008/09 Result	No result	Progress	

Commentary

Table 7.3 below assesses the effect of new development, since 2001, on the local environment. Assessments of the amount of all new built development are based on the gross site area of major developments (0.2 hectares or more) and include residential, employment and other uses. Minor developments, conversions and extensions to existing premises are not included because of the difficulty of quantifying such changes and the minimal impact they have. As can be seen from Table 7.3 the majority of indicators within the table are not monitored by all three Districts, with the exception of Gross Dwellings on PDL, which has been covered in Indicator NR2, above. Therefore this commentary will concentrate on Congleton District only as

there is insufficient information to assess if all the District Local Plan targets are being achieved.

Table 7.4: Effects of New Development on the Local Environment⁶¹

	Amount			Percentage		
	CBC	CNBC	MBC	CBC	CNBC	MBC
Loss of Green Belt land to new built development	0	NM	NM	0	-	-
Loss of Open Countryside to new built development	39.9ha	NM	NM	39% of all new development (103.27ha). 0.3% of all open countryside (13130ha).	-	-
Loss of Landscape Areas of Value to new built development	-	-	-	-	-	-
Use of PDL for new built development	36.54ha			35% of all new development		
Gross Dwellings on PDL	1719 dwellings	2581 dwellings ⁶⁰	2993 dwellings	71% of all dwellings (2406 dwgs)	48 % of all dwellings (5377dwgs)	87% of all dwellings (3460 dwgs)
Derelict land within urban areas brought back into beneficial use	9.39ha	NM	NM	9% of all derelict land	-	-

The following list, using the data contained within Table 7.3, assesses some of the relevant Local Plan targets (in *italics*) that Congleton District needs to achieve:

- *Minimum 75% of all new built development completed on existing (PDL) urban land and minimum of 40% on PDL between 2001 and 2011. 41%*

⁶⁰ Only Net figures are available.

⁶¹ NM = Not Monitored by the former District.

of all new development has been completed on existing (PDL) urban and 35% on PDL since 2001. It is hoped that the proportion will increase as the number of greenfield development falls.

- *Net loss of undeveloped land outside settlements between 2001 and 2011 to be no greater than 0.75% of total land coverage.* There has been a net loss of only 0.2% of undeveloped land outside settlements since 2001.
- *50% of recorded derelict land within urban areas as at 2001 to be brought back into beneficial use by 2011.* Only 9% of recorded derelict land has been brought back into beneficial use.


In terms of Congleton District, therefore, the Local Plan has been fairly successful in limiting the loss of undeveloped land outside the settlements. In terms of bringing derelict land back into beneficial use, however, there is been only limited success to-date. There is a need therefore to consider more positive measures to encourage the restoration and re-use of such land.

ACTION REQUIRED: Continue to limit development outside existing settlements and consider more positive measures to encourage the restoration and re-use of derelict land. Further information is required for Cheshire East to enable assessment against the sustainability objective.

7.4 Waste Resources

Please note that for all waste indicators, figures shown are for the Cheshire county area i.e. the area formerly administered by Cheshire County Council. Audited figures for Cheshire East are not yet available.

In addition to the seven indicators below a suite of significant effects indicators have been collected in order to monitor the significant effects of the Cheshire Replacement Waste Local Plan. This is a requirement of the Environmental Assessment of Plans and Programmes Regulations 2004. The results of this monitoring can be found in the [Technical Appendix](#) of this AMR.

Indicator Reference	NR4	Indicator	Capacity/Change on Stock of New Waste Management Facilities		
Indicator Type	Core Output (W1)	Cheshire 2008/09 Result	See Table 7.4	Progress	

Commentary

During 2008-09, 7 planning permissions were granted for new waste management facilities. In addition, 4 planning permissions were granted for expansions to or on existing sites. Combined, the proposed capacity provided by these facilities once operational will be 1,042,750 tonnes per annum (solid waste), 49 million litres per annum (liquid waste) and 1.39 million cubic metres of non-hazardous landfill.


During 2007-08, 5 new waste management facilities were granted planning permission, which totals 12 since the adoption of the Waste Local Plan in July 2007. The Plan indicates a target is over 20 new waste management facilities in its lifetime.

ACTION REQUIRED: Continue with policy implementation. Under new monitoring guidelines, the capacity of permitted *and* operational waste management facilities is to be reported. This distinction differs from how this indicator has been previously reported. A new mechanism is to be put in place to meet this monitoring requirement so that capacity shown in future years will show both the newly permitted capacity in that reporting year as well as those sites with planning permissions that have become operational during the reporting year.

Table 7.4: Capacity of Waste Management Facilities Permitted in 2008/09⁶²

	Inert Landfill	Non-hazardous landfill	Hazardous landfill	Energy from waste incineration	Other incineration	Landfill gas generation plant	Pyrolysis / gasification	Metal recycling site	Transfer stations	Material recovery / recycling facilities (MRF)	Household civic amenity	Open windrow composting	In-vessel composting	Anaerobic digestion	Any combined mechanical, biological and / or thermal treatment (MBT)	Sewage treatment works	Other treatment	Recycling facilities: construction, demolition and excavation	Storage of waste	Other waste management	Other developments	TOTAL
Total capacity (m3, tonnes or litres)	-	1.39 million m3	-	-	-	-	200,000 tonnes per annum	162,000 tonnes per annum	203,000 tonnes per annum	383,000 tonnes per annum	-	-	-	-	-	-	-	69,750 tonnes per annum	25,000 tonnes per annum, 49 million litres per annum	-	-	1,042,750 tonnes per annum, 49 million litres per annum, 1.39 million m3
Maximum annual operational throughput (tonnes or litres if liquid waste)	-	307,000 tonnes	-	-	-	-	200,000 tonnes	162,000 tonnes	203,000 tonnes	383,000 tonnes	-	-	-	-	-	-	-	69,750 per annum	25,000 tonnes, 49 million litres	-	-	1,349,750 tonnes 49 million litres

⁶² Figures for Cheshire i.e. not disaggregated between Cheshire East and Cheshire West & Chester

Indicator Reference	NR5	Indicator	Amount of Municipal Waste Arisings and Management Type by Waste Planning Authority		
Indicator Type	Core Output (W2)	Cheshire 2007/08⁶³ Result	See Table 7.5	Progress	

Commentary

The Cheshire Replacement Waste Local Plan target of recycling/composting 40% of household waste by 2010 has already being exceeded in Cheshire. This target reflects the target in the Waste Strategy for England 2007. This continues the trend of increased rates and marks a 4.41% increase on the 2006/07 figure (36.59%). Household waste recycling/composting rates have consistently increased since 1998/99 with the overall rate doubling since 2003/04 (20.39%).

Table 7.5: Amount of Municipal Waste Arisings and Management Type 2007/08

	Landfill	Incineration with EfW	Incineration without EfW	Recycled /composted	Other	Total Waste Arisings
Amount of waste arisings (tonnes)⁶⁴	252,024	0	2	175,186	322	427,534
%	58.9%	0%	<1%	41%	<1%	100%


A consequence of the consistent increase in recycling/composting rates is reduction of household waste being sent to landfill. 23,645 tonnes less went to landfill than in 2006/07 and the overall rate has consistently decreased since 2002/03. This has implications for the consented lifespans of existing landfill facilities (and their subsequent restoration) as the rate at which capacity is being reached has slowed. Applications for time extensions to existing landfill operations are being received as the consented capacity is lasting for longer, beyond the end date of the original permissions.

The Cheshire Replacement Waste Local Plan target for recovering value from at least 40% of Municipal Solid Waste (MSW) by 2005 has also been met although further increases are needed if the new 2010 target of 53% is to be achieved. Currently almost all value recovered is recycled or composted with no MSW contributing to Energy from Waste (EfW) provision.

⁶³ Most recent published figures are for Cheshire 2007-08. Not disaggregated between Cheshire East and Cheshire West & Chester. Obtained from DEFRA Local Waste Management Statistics Publication.

⁶⁴ Most recent published figures are for Cheshire 2007-08. Not disaggregated between Cheshire East and Cheshire West & Chester. Obtained from DEFRA Local Waste Management Statistics Publication.

ACTION REQUIRED: Continue with policy implementation. Consideration to be given to the effects of reduced landfilling on the consented lifespans of existing landfill facilities and impact on delivery of final restoration schemes.

Indicator Reference	NR6	Indicator	Percentage Change in Municipal Solid Waste Arisings		
Indicator Type	Significant Effects	Cheshire 2008/9 Result	See Table 7.6	Progress	


Commentary

Table 7.6: Percentage Change in Municipal Solid Waste (MSW) Arisings 2003-2008

	2003/04	2004/05	2005/06	2006/07	2007/08
Total MSW Arising (Tonnes)⁶⁵	445,704	445,213	437,130	435,672	427,534
%+/- from previous year	-	-0.1%	-1.8%	-0.3%	-1.9%

The target for achieving less than 3% annual growth in MSW arisings has been met, although this is down 1.9% on the previous year's figures. MSW arisings have been falling since 2004 and therefore growth is well below 3%.

ACTION REQUIRED: None required at present.

Indicator Reference	NR7	Indicator	Total Amount of Biodegradable Municipal Solid Waste Going to Landfill		
Indicator Type	Significant Effects	Cheshire 2007/08 Result⁶⁶	165,853 tonnes	Progress	

Commentary

165,853 tonnes of Biodegradable Municipal Waste (BMW) was sent to landfill in 2007/08. The level of BMW to landfill has been falling year on year. In 2002/03 it was 369,576 tonnes and in 2005/06 it was 296,620 tonnes. Legislation has required Waste Disposal Authorities to reduce the amount of BMW being sent to landfill. Landfill allowances have been assigned to each


⁶⁵ Figures for Cheshire i.e. not disaggregated between Cheshire East and Cheshire West & Chester

⁶⁶ Data obtained from Cheshire Facts and Figures Publication December 2008: Materials Recycled in Cheshire 2007-08. Original figures are from DEFRA.

local authority for the amount of BMW waste they can landfill. These landfill allowances reduce annually. Heavy fines would be incurred should allowance be breached. However, to date Cheshire's BMW rates to landfill are significantly lower than it allowance.

The rising cost of landfilling waste has also been an incentive to reduce the amounts of BMW being sent to landfill. The landfill tax escalator is resulting in a year on year rise in the tax on each tonne of BMW to landfill. It currently stands at £40/tonne and will rise to £64/tonne in 2012-13. In order to continue to reduce the reliance on landfill there is a need to continue to facilitate the delivery of new types of waste management facilities that will assist in the movement away from landfill for the disposal of waste.


ACTION REQUIRED: Continue policy implementation to support the delivery of new types of waste management facilities to support the movement of waste up the waste hierarchy and away from landfill. Also see [NR5](#) above regarding lifespan of consented void space at existing landfill/landraise sites.

Indicator Reference	NR8	Indicator	Kilograms of Waste Collected per Head of Population		
Indicator Type	Significant Effects	Cheshire 2007/08 Result ⁶⁷	567kg	Progress	

Commentary

The average amount of household waste collected per head of population has reduced since the previous reporting year marking a 3.92% decrease. This reduction contributes to the overall reduction in MSW arisings.

ACTION REQUIRED: Continue with policy implementation.

Indicator Reference	NR9	Indicator	Amount of Commercial & Industrial Waste Arising and Management		
Indicator Type	Significant Effects	Cheshire 2006 Result	See Table 7.7	Progress	

Commentary

In 2007 Urban Mines carried out a bespoke survey commissioned by the North West Regional Technical Advisory Body (RTAB) in association with

⁶⁷ Most recent published figures for Cheshire 2007-08. Not disaggregated between Cheshire East and Cheshire West & Chester. Obtained from Cheshire Facts and Figures Publication DEFRA Local Waste Management Statistics Publication

minerals and waste planning authorities in the North West. The survey identified the volume and management of Commercial & Industrial (C&I) Waste arisings in 2006. The findings remain the most up to date published source of data for this waste stream in Cheshire. Until further data (of a suitable quality) on C&I Waste arisings and its management is released, comparative assessment of annual targets relating to this waste stream cannot be made. An update of this study is currently being undertaken (co-ordinated by the North West Regional Technical Body) and is expected to report in March 2010. DEFRA has also recently published a statement of aims and actions for C&I Waste which includes an action to carry out a national survey of this waste stream by the end of 2010.

A total of 967,571 tonnes of C&I Waste was generated in 2006 of which less than a quarter (23.1%) went to landfill. Although the majority was therefore diverted, only 27.3% of this was recycled. Most of C&I waste recovered went in to land reclamation/recovery purposes (30%) and less than 1% supplying energy from waste by through incineration. Less than 1% was composted.


Table 7.7: Amount of Commercial & Industrial Waste Arising and Management⁶⁸

	2006	
	Tonnes	%
Composting	4,956	0.5
Unknown	60,584	6.3
Incineration with Energy Recovery	3,880	0.4
Incineration without Energy Recovery	16,178	1.7
Land Recovery	290,386	30.0
Recycling	264,399	27.3
Transfer Station	42,493	4.4
Treatment Plant	59,857	6.2
Waste Water Treatment	1,216	0.1
Landfill	223,621	23.1
TOTAL	967,571	100

The growth level of C&IW arisings cannot be assessed at this stage, as comparator data is currently available.

ACTION REQUIRED: Continue with policy implementation. Future assessments will be reliant upon the availability and quality of data on this waste stream. Support should be given to actions that will improve the data quality and availability for this waste stream as this data is required for successful monitoring of the Cheshire Replacement Waste Local Plan and in preparing the waste policy in the emerging Local Development Framework.

⁶⁸ Urban Mines Report: Study to fill Evidence Gaps for Commercial and Industrial Waste Streams in the North West Region of England 2006

Indicator Reference	NR10	Indicator	Amount of Construction, Demolition & Excavation Waste Arising and Management		
Indicator Type	Significant Effects	Cheshire 2006 Result	See Table 7.8	Progress	

Commentary

In 2007 Smiths Gore carried out a bespoke survey commissioned by the North West Regional Technical Advisory Body (RTAB) in association with minerals and waste planning authorities in the North West. The survey identified the volume and management of Construction, Demolition & Excavation (CD&E) Waste arisings in 2006. The findings remain the most up to date published source of data on for this waste stream in Cheshire. Until further data on CD&E Waste arisings and its management is released, comparative assessment of targets relating to this waste stream cannot be made.

A total of 1,374,700 tonnes of CD&E Waste was generated in 2006 of which 43.4% was used to form recycled aggregate. Projections for CD&E Waste growth indicate that in 2020 the amount of waste arisings in Cheshire may range from 1,396,999 tonnes to 1,539,368 tonnes.

Table 7.8: Amount of Construction, Demolition & Excavation Waste Arisings and Management⁶⁹

	Recycled aggregate/ soil	Beneficial re-use on landfill	Exempt activities	Disposal by Landfill	Total
2006 (tonnes)	596,326	86,285	260,481	431,608	1,374,700
2006 (%)	43.4%	6.3%	18.9%	31.4%	100%

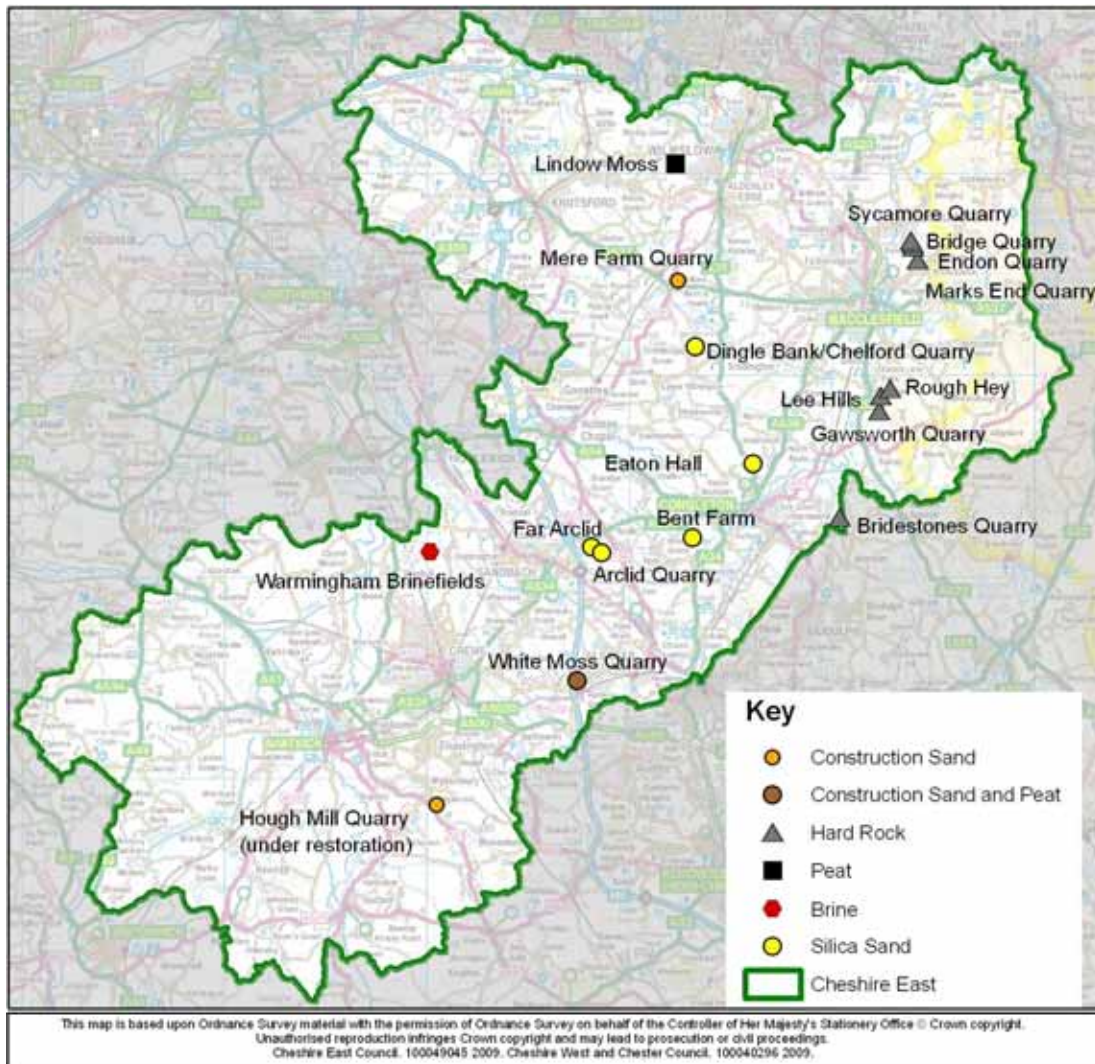
ACTION REQUIRED: Continue with policy implementation. Future assessments will be reliant upon the availability and quality of data on this waste stream. Support should be given to actions that will improve the data quality and availability for this waste stream as this data is required for successful monitoring of the Cheshire Replacement Waste Local Plan and in preparing the waste policy in the emerging LDF.


⁶⁹ Smiths Gore (2007): Study to fill the evidence gaps for construction, demolition and excavation waste streams in the North West region of England

7.3 Mineral Resources

Please note that for all minerals indicators, figures shown are for the Cheshire sub-region i.e. the area formerly administered by Cheshire County Council. Separate figures for Cheshire East are not available.

Figure 7.2: Map of Mineral Extraction Sites in Cheshire East



Indicator Reference	NR11	Indicator	Production of Primary Land-won Aggregates		
Indicator Type	Core Output (M1)	Cheshire 2008/09 Result	See Table 7.9	Progress	

Commentary

During 2007, the Cheshire sub-region produced 1.51mt (million tonnes) of sand and gravel and 0.03mt of hard/crushed rock. For sand and gravel, this is above the average annual production for 2001-2007 (1.45mt) but below the annualised apportionment figure of 1.97mt. Sand and gravel production has been consistently less than the annualised apportionment figure since 2001. For hard/crushed rock, production is below the average annual production for 2001-2007(0.04mt) and also below the annualised apportionment figure of 0.13mt.

Table 7.9: Production of Primary Land-won Aggregates (million tonnes)⁷⁰

	2001	2002	2003	2004	2005	2006	2007
Sand & Gravel	1.7	1.4	1.4	1.1	1.58	1.44	1.51
Hard/Crushed Rock	0.1	0.01	0.02	0.05	0.03	0.05	0.03


In contributing to the overall North West regional aggregate supply, the Cheshire sub-region provides the largest proportion of sand and gravel at approximately 50%. In hard/crushed rock production, the sub-region has always been a minor player producing less than 1% of regional supply.

In June 2009, revised regional aggregate provision figures for the period 2005-2020 were published by the Government. These are currently in the process of being apportioned by the Regional Body (4NW). Revised apportionments are to be calculated on recent production trends and will require less primary-land won aggregates as marine dredged and secondary/recycled aggregates are to contribute a higher proportion of overall regional supply.

Primary aggregate production in Cheshire has steadily declined since the mid 1990s levels. Factors contributing to this could include downturn in market demand, altering construction trends (types of building materials used), the increase in landfill tax and the introduction of the aggregates levy. An increase in the use of recycled and secondary aggregate is also a considerable factor. Both sand and gravel and hard/crushed rock sales are expected to fall as figures for 2008 emerge.

⁷⁰ Data compiled from NWRAWP Annual Reports of corresponding year. Figures are for Cheshire i.e. not disaggregated between Cheshire East and Cheshire West & Chester

ACTION REQUIRED: Trends in the Cheshire sub-region's aggregate production should be taken into account when considering revised apportionment. The implications of LGR on future apportionment requirements across the sub-region will also need to be assessed, as current figures detailing a supply breakdown from Cheshire East and Cheshire West & Chester are currently unavailable.

Indicator Reference	NR12	Indicator	Production of Secondary & Recycled Aggregates		
Indicator Type	Core Output (M2)	Cheshire 2008/09 Result	See Table 7.10	Progress	

Commentary

Current information on the production and use of secondary and recycled aggregates is limited, as consistent data collection from the industries involved has proved problematic. The most recent picture can be obtained from the findings of two bespoke surveys published in 2007 as summarised in Table 7.10.

Table 7.10: Production of Secondary and Recycled Aggregates


Secondary Aggregates (2005 data) ⁷¹	Recycled Aggregates (2006 data) ⁷²
Total Arisings: 720,000 tonnes Aggregate Use: 270,000 tonnes	596,326 tonnes

Key findings show that in 2005, 270,000 tonnes of secondary aggregates were utilised amounting to 37.5% of total arisings (720,000 tonnes). In 2006, 596,326 tonnes of recycled aggregates were recovered from Construction Demolition and Excavation waste arisings. This is expected to rise up to 2020. (See also Indicator NR10 Amount of Construction, Demolition & Excavation Waste arising and management)

ACTION REQUIRED: Continue policy implementation in encouraging the use of secondary aggregates or substitute aggregate materials, particularly recycled waste materials. Further consideration needs to be given to the consistent capture of data on the production and end use of recycled and secondary aggregates.

⁷¹ Derived from Capita Symonds (2007) A survey of arisings and use of alternatives to primary minerals in England, 2005 commissioned by the DCLG. Figure INCLUDES arisings from Merseyside.

⁷² Derived from Smiths Gore (2007) A study to fill the evidence gaps for CW&E waste streams in the North West region of England commissioned by the North West Regional Technical Advisory Body (RTAB) and the North West region MPAs

Indicator Reference	NR13	Indicator	Permitted Aggregate Reserves and Landbanks		
Indicator Type	Significant Effects	Cheshire 2008/09 Result	See Tables 7.11 and 7.12	Progress	

Commentary

Permitted reserves of sand and gravel resources in the Cheshire sub-region have fallen from previous years and are down 1.78mt from 2006 (21.3mt). The landbank has consequently fallen although this still remains above the 7-year requirement at 9.9 years.

Table 7.11: Permitted Aggregates Reserves⁷³ (million tonnes)

	2001	2002	2003	2004	2005	2006	2007
Sand & Gravel	24.6	23.5	19.7	19.2	20.3	21.3	19.52
Hard/Crushed Rock	6.5	5.6	5.6	5.4	5.4	5.35	5.52


Permitted hard/crushed rock resources reserves have increased slightly on previous years, as has the landbank. This remains significantly over the 10-year requirement. The required landbanks for both types of aggregate therefore continues to be maintained.

Table 7.12: Aggregates Landbank

	Permitted Reserves at 31/12/2007	Annual Average Apportionment (mt/pa)	Landbank at 31/12/2007 (years)
Sand & Gravel	19.52	1.97	9.9
Hard/Crushed Rock	5.52	0.13	42.5

ACTION REQUIRED: Continue to monitor aggregate reserves and landbank. See also Indicator NR14: Assessment of aggregates reserves.

⁷³ NWRAWP Annual Report 2008 (Incorporating 2007 monitoring statistics)

Indicator Reference	NR14	Indicator	Assessment of Aggregate Reserves		
Indicator Type	Significant Effects	Cheshire 2008/09 Result	See Table 7.13	Progress	

Commentary

A small amount of sand and gravel reserves (1.85mt) will need to be found if the overall sub-regional apportionment supply figure to 2016 is to be met. No further reserves of hard/crushed rock are needed by 2016, as the overall reserve remains significantly high offering an over-supply.


Table 7.13: Assessment of Aggregates Reserves

	Reserves at 31/12/2007 (mt)	Total Production 2001-2007 (mt)	Total provision (mt)	Apportionment Requirement (mt)	Provision shortfall/surplus to 2016 (mt)
Sand and Gravel	19.52	10.13	29.65	31.5	-1.85
Hard/Crushed Rock	5.52	0.29	5.81	2	+3.81

To assess the extent of this oversupply more accurately and gain a better picture of actual operational capacity, the undertaking of an audit of reserves at hard rock sites is required. All operational hard/crushed rock sites lie within Cheshire East's administrative boundary.

The revision of regional aggregate apportionments (based on the guidelines released in June 2009) may have implications on the extent to which the Cheshire sub-region is required to contribute to aggregate supply.

ACTION REQUIRED: It is recommended that an audit of hard/crushed rock sites in Cheshire sub-region be undertaken. Trends in the Cheshire sub-region's aggregate production and reserve figures should be taken into account when considering revised apportionment.

Indicator Reference	NR15	Indicator	Silica Sand Landbank		
Indicator Type	Significant Effects	CE 2008/09 Result	See Table 7.14	Progress	

Commentary

Only one site currently has a landbank greater than 10 years (this site is also in excess of 15 years). Planning permission was granted during the 2008/09 monitoring period for an extension to another existing silica sand extraction site but this only brought the landbank to 7 years. The policy is therefore not at present being met at all sites.

Table 7.14: Silica Sand Landbank

No. operational silica sand extraction sites	4
No. of sites with landbank of at least 10 years	1
No. of sites with landbank of at least 15 years*	1*

*Same site included in at least 10 years figure.

For existing and new silica sand sites that require significant capital investment by the industry, national guidance (Mineral Planning Guidance 15) states that it may be necessary for the plant to be provided with a stock of permitted reserves to provide for at least 15 years, or substantially longer than this for greenfield sites, depending on the circumstances.

Given the current situation, consideration will need to be given as to how silica sand landbank requirements can be best met. This would involve an audit of reserves on operational silica sand sites, all of which lie within the administrative area of Cheshire East.

ACTION REQUIRED: Consider how silica sand landbanks can be met. Carry out an audit of reserves of silica sand in Cheshire sub-region.

8.0 Climate Change


8.1 Introduction

There is growing scientific evidence that the world's climate is changing and that the major cause is human activity increasing the concentration of greenhouse gases in the atmosphere. These changes will directly affect Cheshire East.

Cheshire East Council will be central in leading the response to the challenge of climate change, particularly through the planning system, which has the potential to influence factors such as carbon emissions, energy usage and adaptation and mitigation through integration of climate change into strategic planning policy.

The following sections give details of Air Quality, Carbon Emissions and Renewable Energy.

8.2 Air Quality

Indicator Reference	CC1	Indicator	Air Quality Management Areas		
Indicator Type	Local Output	CE 2008/09 Result	See Table 8.1 below	Progress	

Commentary

Historically, in developed and industrialising countries, the major air pollution problem has typically been levels of smoke and sulphur dioxide, arising from the combustion of sulphur-containing fossil fuels, such as coal, for domestic and industrial purpose.

Now the major threat to clean air is from traffic emissions. Petrol and diesel-engined motor vehicles emit a wide variety of pollutants. These include carbon monoxide, oxides of nitrogen, volatile organic compounds and particulates. These all have an increasing impact on urban air quality. In addition, photochemical reactions resulting from the action of sunlight on nitrogen dioxide and the volatile organic compounds from vehicles leads to the formation of ozone. Ozone is a secondary long-range pollutant, which impacts in rural areas often far from the original emission site. Acid rain is another long-range pollutant influenced by the oxides of nitrogen emissions.

Since December 1997 each Local Authority in the UK has been carrying out a review and assessment of air quality in their area. This involves measuring air pollution and trying to predict how it will change in the next few years. The aim

of the review is to make sure that the national air quality objectives will be achieved throughout the UK by the relevant deadlines. These objectives have been put in place to protect people's health and the environment. If a Local Authority finds any places where the objectives are not likely to be achieved, it must declare an Air Quality Management Area (AQMA) there. This area could be just one or two streets, or it could be much bigger.

Table 8.1 gives details of the AQMAs in Cheshire East. Further details are available from Cheshire East web pages.⁷⁴

Table 8.1: Air Quality Management Areas in Cheshire East

	Congleton	Crewe and Nantwich	Macclesfield
No. of Areas	5	2	1
Nitrogen Dioxide Levels in Air Quality Management Areas (µg/m3)	<u>M6 Motorway, Cranage</u> Annual Mean – 47.6 Highest – 81.9 Lowest – 23.3	<u>Hospital Street, Nantwich</u> Annual Mean – 45 Highest – 55 Lowest – 33	<u>A556 Chester Road, Mere</u> Annual Mean – 43 Highest – 111 Lowest – 2
	<u>West Road, Congleton</u> Annual Mean – 53.4 Highest – 68.1 Lowest – 42.6	<u>Nantwich Road, Crewe</u> Annual Mean – 39 Highest – 49 Lowest – 30	
	<u>A54/A34, Congleton</u> Annual Mean – 57.4 Highest – 88.7 Lowest – 30.7		
	<u>Lower Heath, Congleton</u> Annual Mean – 57.4 Highest – 60.3 Lowest – 54.3		
	<u>A5022/A534, Sandbach</u> Annual Mean – 44.9 Highest – 74.1 Lowest – 30.3		

There is a need for Cheshire East to continue monitoring Air Quality across the authority and specifically within the AQMAs to ensure that national air quality objective qualities are achieved.


⁷⁴http://www.cheshireeast.gov.uk/environment_and_planning/environmental_health/air_quality.aspx

ACTION REQUIRED: None required at present.

8.3 Carbon Emissions

There are three new national climate change indicators that are being brought in for each Local Authority in England. These are NI185, NI186 and NI188. NI185 and NI186 are reported on below, however there is no information available for NI188 as yet.

While the CO₂ data below covers all sources of Local Authority operations, analysis of traffic flow data can also contribute to the understanding of carbon emissions, particularly as they are a major contributor. Data on traffic flows are therefore also detailed below.


Indicator Reference	CC2	Indicator	CO ₂ Reduction from Local Authority Operations		
Indicator Type	Significant Effects (NI185)	CE 2008/09 Result	47,032 tonnes	Progress	

Commentary

Indicator NI185 requires Local Authorities to calculate the carbon emissions of their buildings and services on a yearly basis however, this year, 08/09 is the first reporting year. Local Authorities were required to submit their responses by 31st July 2009 to the Department of Energy and Climate Change (DECC) and DECC will check these and confirm or modify them so that they can be used as the baseline for the Indicator. The following data has been submitted in accordance with the above but confirmation is awaited from DECC that these are acceptable and calculated correctly.

The indicator is actually the percentage reduction from the previous year but as this is the first year for reporting there is no comparison figure to calculate the target. This indicator will therefore be reported in more detail in the next AMR.

ACTION REQUIRED: None required at present.

Indicator Reference	CC3	Indicator	Per Capita Reduction in CO ₂ Emissions in the Local Authority		
Indicator Type	Significant Effects (NI186)	CE 2008/09 Result	See Table 8.2 below	Progress	

Commentary


Indicator NI186 records the percentage reduction in CO₂ per person in each Local Authority across an agreed set of sectors (housing, road transport and business), however it does not have to be reported until the end of the 3 years of the Local Area Agreement in 2011. The figures below are based on 2005 data provided by government. The former District figures can be seen in Table 8.2 below, which shows that emissions have reduced over three years as monitored by DECC. This will be as a result of national initiatives increasing the public's awareness and more energy efficient products becoming more widely available.

This indicator will therefore be reported in more detail in future AMRs.

Table 8.2: Percentage Reduction in CO₂ Per Person

Former District	Year	Total (kt CO ₂)	Population ('000s, mid year estimate)	Per Capita Emissions
Congleton	2005	731	92.4	7.9
	2006	714	92.4	7.7
	2007	700	92.6	7.6
Crewe and Nantwich	2005	849	115.2	7.4
	2006	851	115.8	7.3
	2007	831	116.6	7.1
Macclesfield	2005	1292	150.4	8.6
	2006	1285	150.6	8.5
	2007	1250	151.6	8.2

ACTION REQUIRED: The Council is exploring the need for a Climate Change SPD to try and improve the sustainability of new development.

Indicator Reference	CC4	Indicator	Traffic Flows		
Indicator Type	Contextual	CE 2008/09 Result	97.6 AADF. See Table 8.3	Progress	

Commentary

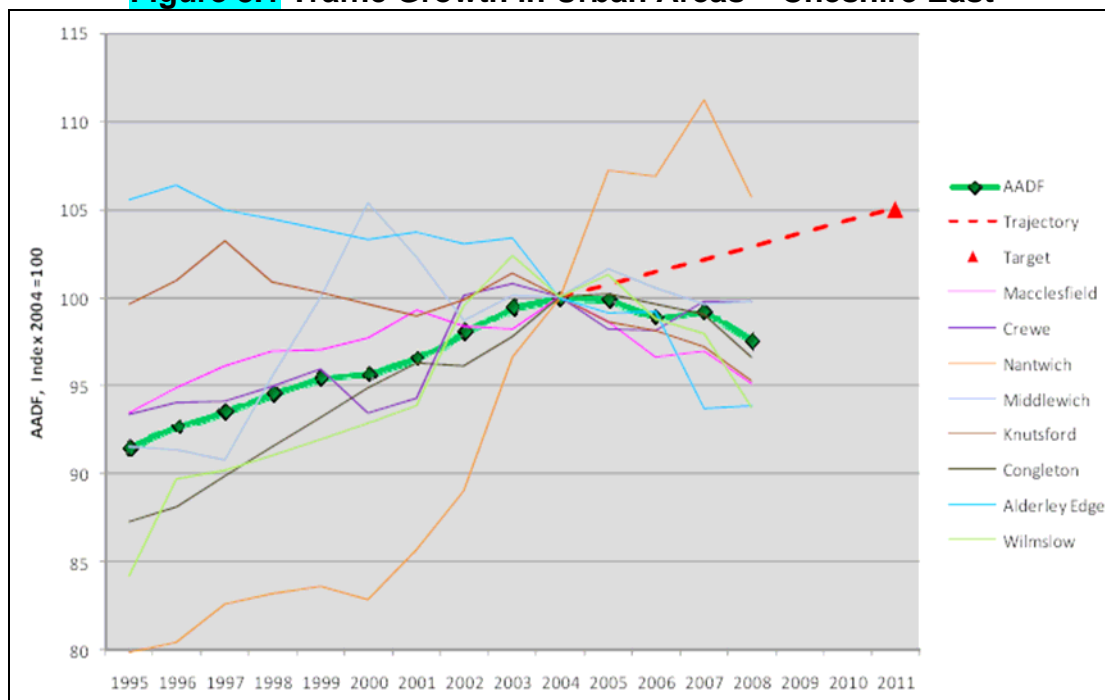
In addition to the reduction of carbon emissions, Cheshire East is seeking to restrain traffic growth through Cheshire's Local Transport Plan 2006-2011. Transport Fact Sheets have been produced by Highways Services and are attached in the [Technical Appendix](#). These measure the use of roads and show the past trends, predict targets and indicate that traffic growth has been below the target. Table 8.3 below shows the actual and predicted annual flows (Annual Average Daily Flows – AADF) totalled from 65 locations around Cheshire East.

Table 8.3: Annual Average Daily Flows Index – Cheshire East

Year	2004	2005	2006	2007	2008	2009	2010	2011
AADF Index 2004=100	100	99.9	98.9	99.3	97.6			
Target	100	100.7	101.4	102.1	102.8	103.6	104.3	105

Figure 8.1 below shows traffic growth patterns broken down across Cheshire East.

Figure 8.1 Traffic Growth in Urban Areas – Cheshire East




Annual average traffic flows in Cheshire East have decreased between 2004 and 2008 against targeted expectations (which sought to achieve a restricted growth). However, as traffic congestion, pollution emissions and road traffic accidents are all associated with increased vehicle movements, this is a positive situation.

ACTION REQUIRED: None required at present.

8.4 Renewable Energy

Renewable energy is energy generated from natural resources that are naturally replenished. Natural resources that can be harnessed to generate renewable energy include sunlight, wind, rain, tides, and geothermal heat.

Renewable energy is of increasing prominence as a result of a greater understanding of the impacts of energy consumption on the environment (climate change), depleting fossil fuel deposits and Government support and legislation.

Indicator Reference	CC5	Indicator	Renewable Energy Generation		
Indicator Type	Core Output (E3)	CE 2008/09 Result	See Table 8.4 below	Progress	

Commentary

This is a COI required to be monitored by all Local Authorities. The indicator identifies the amount of renewable energy generation by installed capacity and type during the reporting year.

Below is a list of planning applications approved and installations completed during the monitoring period for Cheshire East. However, recent changes in permitted development rights mean that many renewable energy – generating devices do not require planning permission. While this means that it will make it easier for the uptake in such devices the Local Authority will not be aware of the schemes.

The RSS contains renewable energy generation targets⁷⁵ for the whole of Cheshire, which Cheshire East is required to contribute to. However the RSS splits the renewable energy types up further than is required by the COI and therefore a new monitoring system needs to be created to capture this data.

⁷⁵ Tables 9.6-9.7b of the RSS pp119-121

**Table 8.4: Renewable Energy Planning Applications
(Installed Capacity in MW)**

		Wind onshore	Solar Photo-voltaics	Hydro	Biomass	Geo-thermal	Total
Permissions	Applications	3	5	0	2	1	10
	Capacity	0.018	Not stated	0	1+ (1 not stated)	Not stated	1.018 +6 Not stated
Completions	Schemes	0	3	0	0	0	3
	Capacity	0	7 + 1 not stated	0	0	0	7 + 1 not stated

From Table 8.4 it can be seen that there were 10 approved planning applications over the monitoring period and 3 installations. Last year the former District's AMRs reported a total of 8 approved planning applications. However the capacity of the generators varies greatly; last year the total capacity, where given, was 2.9 MW and the installed capacity was 0.018MW.

ACTION REQUIRED: There is a need for the Council to consider a study to investigate how the Authority can meet the renewable energy proportion targets as required by the RSS.

9.0 Infrastructure

9.1 Introduction

At the heart of the planning system is the aim to create sustainable communities. Such communities cannot be developed if they are not supported by adequate infrastructure. The Government is placing increasing emphasis on the need to ensure that new elements of social, physical and environmental infrastructure (covering roads and utilities, schools and health centres, parks and gardens and more) are planned and provided for through the LDF.

This section therefore outlines the progress being made on integrating local planning and infrastructure planning processes, and monitors the implementation of key infrastructure projects in Cheshire East.

9.2 Local Infrastructure Planning

In response to strengthened Government policies regarding the evidence base required for the development of LDFs, Cheshire East Council has recently embarked on a process of preparing a Local Infrastructure Plan (LIP). The LIP will be developed in close collaboration with a range of infrastructure providers to ensure that as far as possible sufficient infrastructure will be provided to support the scale, distribution and phasing of new development anticipated to take place within Cheshire East.

The plan will upon completion set out a 'delivery programme' outlining the timescales, responsibilities, and financial mechanisms for the provision of additional necessary infrastructure identified through the planning process. The delivery programme will then be monitored through the AMR, and the LIP will be reviewed as required.

9.3 Planning Obligations

When determining planning applications, one of the primary considerations in assessing a scheme's suitability is whether sufficient infrastructure is in place to serve the development proposed. Where insufficient infrastructure exists, the Council may enter into a 's.106 agreement' (also known as a 'planning obligation') to secure a financial (or other) contribution to ensure the cost of providing the infrastructure necessary to serve the proposal is met. One example of this may be where a school has insufficient surplus capacity to cater for the expected increase in pupil numbers expected as a result of a large scheme for residential development; in this instance a financial contribution may be needed to increase the capacity of the school.


Cheshire East Council will provide data regarding capital raised through planning obligations and resultant expenditure in local services in future

AMRs. Information on commuted sums towards affordable housing is provided in the *Social Progress* chapter.

9.4 Green Infrastructure

Green Infrastructure is defined in national planning guidance as a network of multi-functional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities. The Council is looking to prepare a 'Green Infrastructure Plan' (GIP) to inform the development of the broader LIP (see Section 9.2). The GIP will take into consideration the functionality of a broad range of environmental assets, and will examine how to maximise the role that each asset fulfils.

To support the preparation of the GIP, the Council has embarked on the production of an open space survey for Cheshire East. This document will identify the full range of open spaces in the authority's area, identifying their quality, quantity, accessibility, and where there may be any shortfalls in provision.

Indicator Reference	INF1	Indicator	Open Space Provision		
Indicator Type	Significant Effects	CE 2008/09 Result	See Table 9.1	Progress	

Commentary

Comprehensive data relating to existing open space provision across Cheshire East is not available at present, only data for the former Congleton District area is currently available (see Table 9.1). Except for provision for young people⁷⁶ the Borough as a whole had a deficiency in the availability of all types of open space. The Borough wide figures however hide discrepancies in provision between the settlements and rural areas.

Figure 9.1 highlights where deficiencies in open space provision are particularly acute; the main towns of Sandbach, Congleton and Middlewich have severe shortages for most forms of open spaces.

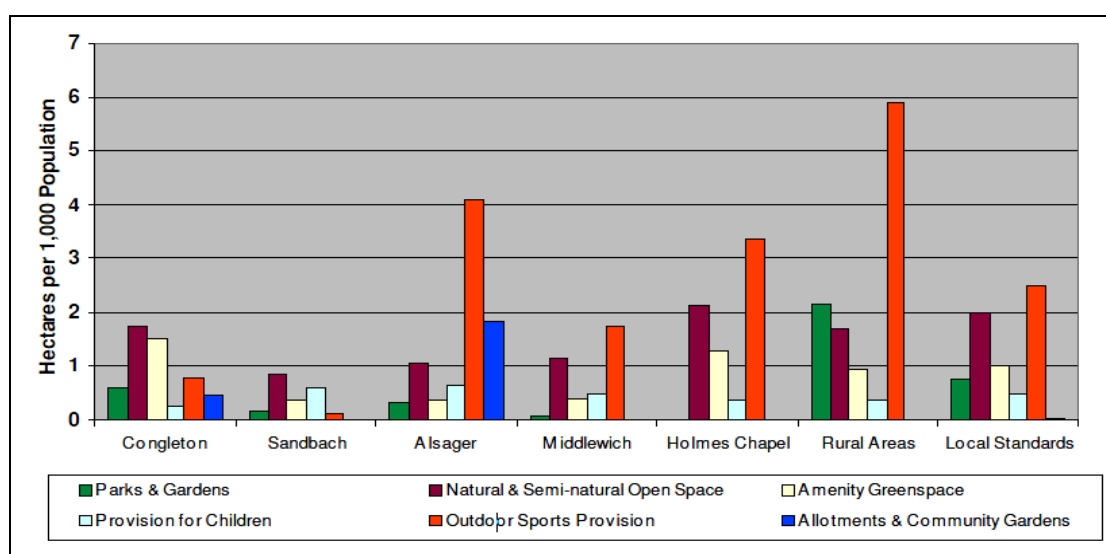
ACTION REQUIRED: Complete Open Space Survey and develop appropriate LDF policies based on evidence collected.


⁷⁶ Includes areas of open space for children and young people such as equipped play areas, ball courts, skateboard areas and other informal 'hang out' areas.

Table 9.1: Open Space Provision in Cheshire East

	<i>Crewe and Nantwich BC</i>			<i>Congleton BC</i>			<i>Macclesfield BC</i>		
	Area (Ha)	Ha per 1,000 Popn	Local Standard (Ha) per 1,000 Popn	Area (Ha)	Ha per 1,000 Popn	Local Standard (Ha) per 1,000 Popn	Area (Ha)	Ha per 1,000 Popn	Local Standard (Ha) per 1,000 Popn
Parks and gardens	N/A	N/A	N/A	58.3	0.63	0.75	N/A	N/A	N/A
Natural / semi natural green spaces	N/A	N/A	N/A	130	1.4	2	N/A	N/A	N/A
Outdoor sports facilities	N/A	N/A	1.6 - 1.8	77.53	0.84	2.5	N/A	N/A	2.43
Amenity green space	N/A	N/A	0.4 - 0.5	41.31	0.45	1	N/A	N/A	0.8
Provision for young people	N/A	N/A	N/A	211.26	2.28	0.5	N/A	N/A	N/A
Golf Courses	N/A	N/A	N/A	170.55	1.84	N/A	N/A	N/A	N/A
Allotments	N/A	N/A	N/A	2.28	0.02	0.04	N/A	N/A	N/A

Figure 9.1: Public Open Space Provision by Settlement in Congleton



Indicator Reference	INF2	Indicator	Green Flag Awards		
Indicator Type	Significant Effects	CE 2008/09 Result	See Table 9.2	Progress	

Commentary


In 2009 Cheshire East possessed six parks and gardens that were maintained to Green Flag Award standards. Two were located in the former Congleton District and four were located in the former Macclesfield District. The total area covered by such parks was 124.7 ha. The Green Flag Awards have to be applied for annually, therefore the number of parks managed to the relevant standard may be higher than may first appear. In particular, Table 9.2 highlights some parks in Cheshire East that have previously won the award. Three of these parks are in the former Crewe & Nantwich District, and one further country park (Astbury Mere) is located in the former Congleton District. Taking these extra parks into account the total area of parkland managed to Green Flag standard is 183.01 ha.

ACTION REQUIRED: None required at present.

Table 9.2: Green Flag Awards⁷⁷

Crewe and Nantwich BC		Congleton BC		Macclesfield BC	
Location	Area (Ha)	Location	Area (Ha)	Location	Area (Ha)
<i>Queens Park, Crewe</i>	<i>14.68</i>	Brereton Heath LNR, Congleton	34.4	Bollington Recreational Ground, Macclesfield	3.3
<i>Nantwich Riverside, Nantwich</i>	<i>28.75</i>	Congleton Park, Congleton	10	Tatton Park, Knutsford	20.3
<i>Crewe Business Park</i>	<i>4.88</i>	<i>Astbury Mere Country Park, Congleton</i>	<i>10</i>	Teggs Nose	54
				The Moor, Knutsford	2.7
-	<i>48.31</i>	-	44.4 <i>(54.4)</i>	-	80.3

⁷⁷ Locations / Figures in *blue italics* indicate past winners of the Green Flag award.

Indicator Reference	INF3	Indicator	Loss of Open Space		
Indicator Type	Significant Effects	CE 2008/09 Result	See Commentary	Progress	

Commentary

Only the former District of Macclesfield has previously monitored this indicator; in future AMRs this indicator should cover schemes across Cheshire East. One application was determined in the AMR period, which involved the loss of open space. In this particular instance the scheme provided for new affordable housing, and impinged on only 0.02 ha of the open space. Furthermore, a S.106 agreement was entered into by the developer to secure funding for further improvements to local play areas / playing fields.

ACTION REQUIRED: None required at present.

9.5 Social Infrastructure

The progress of significant projects enhancing the social infrastructure of Cheshire East (e.g. new schools, health centres etc) will be reported in future AMRs.

9.6 Physical Infrastructure

The progress of significant projects enhancing the physical infrastructure of Cheshire East (e.g. transport network improvements) will be reported in future AMRs.

10.0 Appeals

Within the period of this AMR (1st April 2008 – 31st March 2009), a total of 165 appeals were decided. These can be further broken down as can be seen in Table 10.1; 87% (144) of all appeals were against the refusal of planning permission.

Table 10.1: Breakdown of Appeals

	Cheshire East Council		Former Congleton District		Former Crewe and Nantwich District		Former Macclesfield District	
Refusal of Planning Permission	144	87%	24	85%	45	88%	75	88%
Conditions	4	2%			2	4%	2	2%
Non-determination	3	2%	1	3.57%	2	4%	0	
TPO	1	1%	1	3.57%				
Refusal to grant certificate of lawful use / development	2	1%	1	3.57%			1	1%
Refusal to grant advertisement consent	6	4%	1	3.57%			5	6%
Refusal to grant listed building consent	4	2%			2	4%	2	2%
Refusal to grant conservation area consent	1	1%					1	2%
Overall Totals	165		28		51		86	

Figure 10.2 below shows that the majority of appeals made were within the former Macclesfield District 52% (86), 31% (51) were for the former Crewe and Nantwich District and 17% (28) were within the former Congleton District.

Figure 10.1: Cheshire East 08/09 – Reasons for Appeals

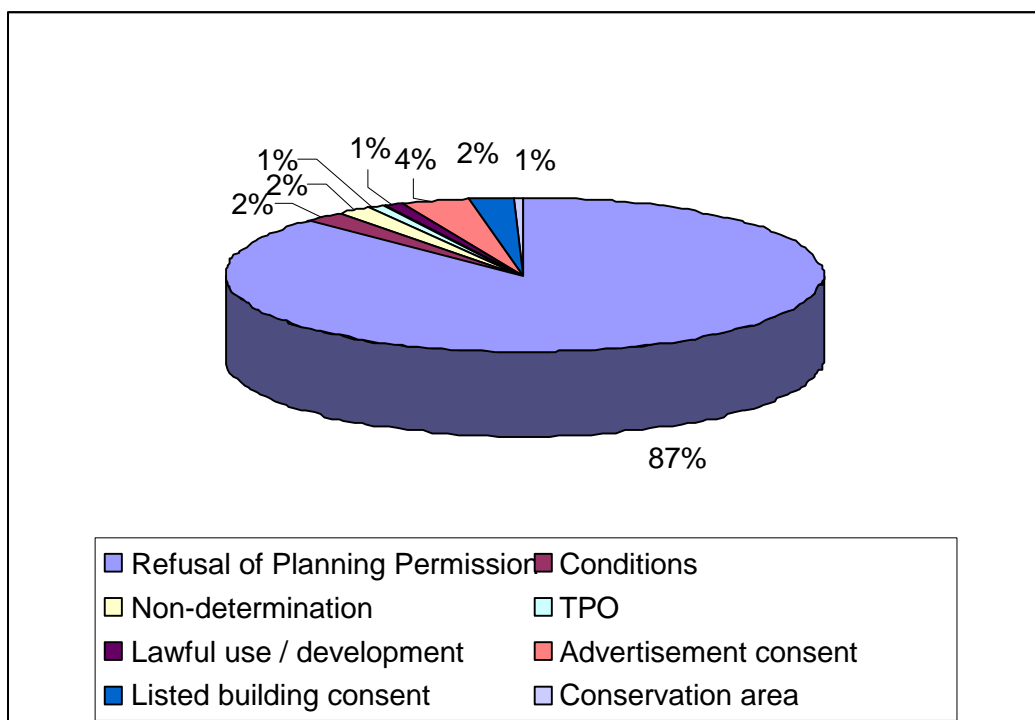


Figure 10.2: Appeals Monitoring 2008/09

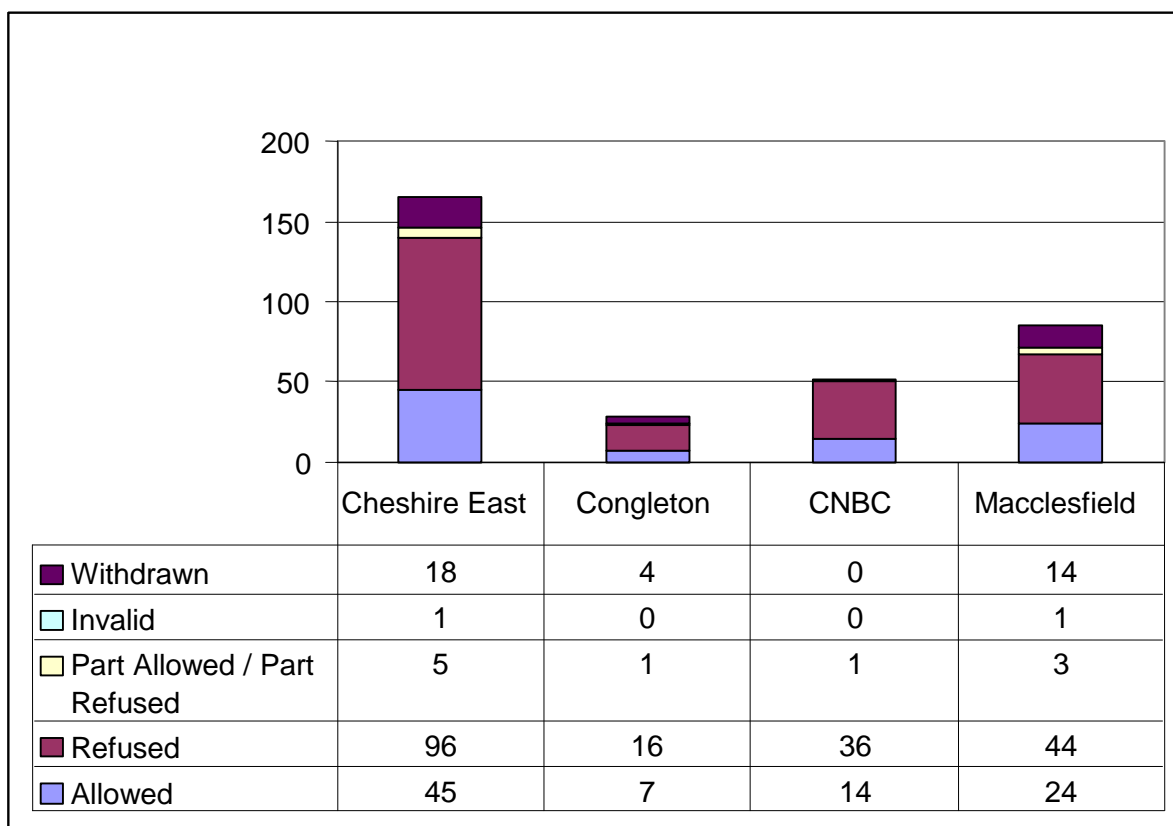
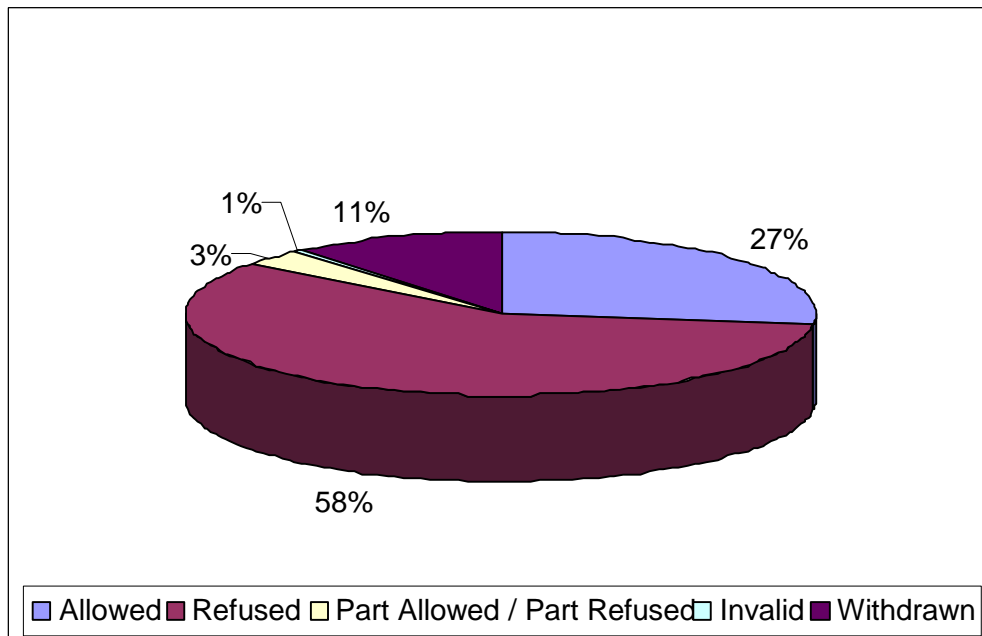


Figure 10.3 below shows that 58% (96) of all the appeals made were dismissed, and 27% (45) allowed.

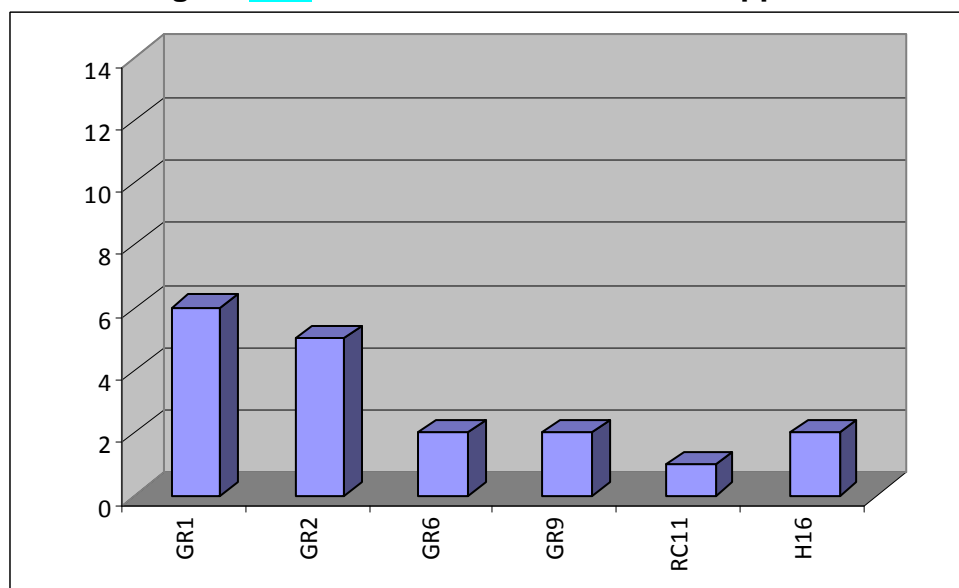
Figure 10.3: Breakdown of Appeal Decisions – Cheshire East 2008/09



Figures 10.4 to 10.9 show the policies used in appeal decisions for each of the former Districts.

Former District of Congleton

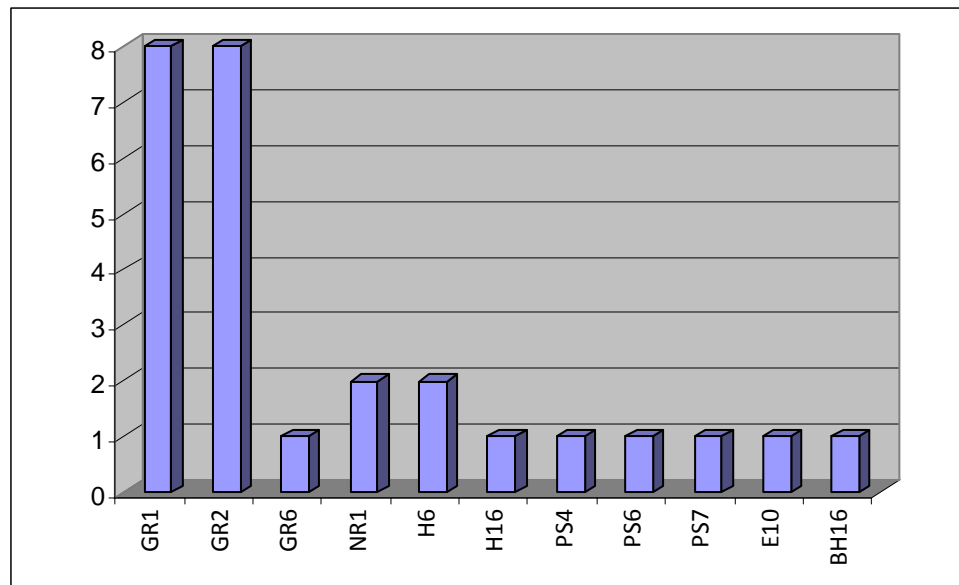
Figure 10.4: Policies Used in Allowed Appeals



Policies referred to in allowed appeals: (N.B. inc. part allowed)

GR1 - General Requirements – New Development
GR2 - Design
GR6 - Amenity and Health
GR9 - Accessibility, Servicing and Parking Provision – New Development
RC11 - Indoor Recreation and Community Uses - General
H16 - Extensions to Dwellings in the Open Countryside and Green Belt

Figure 10.5: Policies Used in Dismissed Appeals

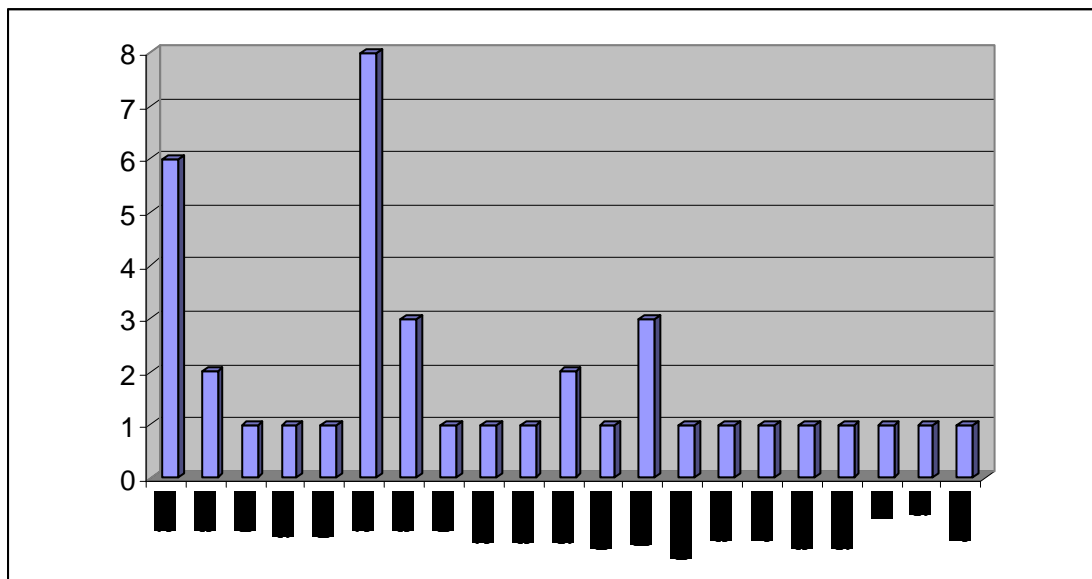


Policies referred to in dismissed appeals: (N.B. inc. part dismissed)

GR1 - General Requirements – New Development
GR2 - Design
GR6 - Amenity and Health
NR1 - Trees and Woodlands
H6 - Residential Development in the Open Countryside and Green Belt
H16 - Extensions to Dwellings in the Open Countryside and Green Belt
PS4 - Plan Strategy – Towns
PS6 - Settlements in the Open Countryside and Green Belt
PS7 - Green Belt
E10 - Re-use or Redevelopment of Existing Employment Sites
BH16 - Residential Reuse of Rural Buildings

Former District of Crewe and Nantwich

Figure 10.6: Policies used in Allowed Appeals



Policies referred to in allowed appeals:

Local Plan Policy

NE.2 - Open Countryside
 NE.3 - Areas of Special County Value
 NE.9 - Protected Species
 NE.16 - Re-use and Adaptation of a Rural building for a Commercial, Industrial or Recreational Use
 NE.19 - Renewable Energy
 BE.2 - Design Standards
 BE.3 - Access and Parking
 BE.9 - Listed Buildings - Alterations and Extensions
 RES.2 - Unallocated Housing Sites
 RES.3 - Housing Densities
 RES.5 - Housing in the Open Countryside
 RES.10 - Replacement Dwellings in the Open Countryside
 RES.11 - Improvements and Alterations to Existing Dwellings
 TRAN.9 - Car Parking Standards

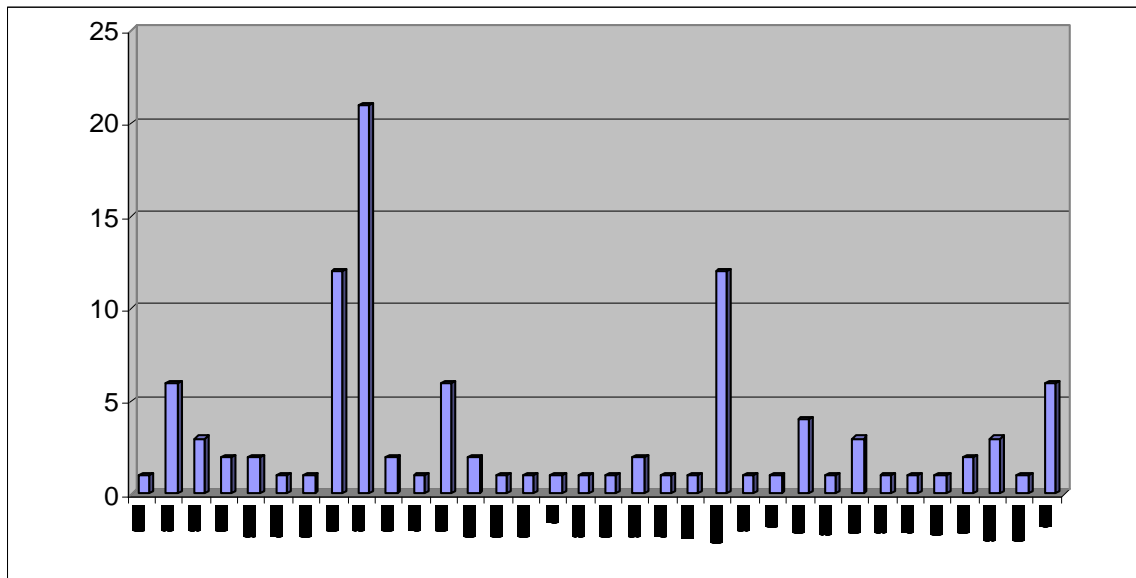
National Policy

PPS3 - Housing
 PPS7 - Sustainable Development in Rural Areas
 PPG13 - Transport
 PPG15 - Planning and the Historic Environment

Cheshire 2016: Structure Plan Alteration

R2 - Areas of Special County Value
 R5 - Renewable Energy

Figure 10.7: Policies Used in Dismissed Appeals



Policies referred to in dismissed appeals:

Local Plan Policy

- NE.1 - Development in the Green Belt
- NE.2 - Open Countryside
- NE.5 - Nature Conservation and Habitats
- NE.9 - Protected Species
- NE.16 - Re-use and Adaptation of a Rural building for a Commercial, Industrial or Recreational Use
- NE.17 - Pollution Control
- NE.18 - Telecommunications Development
- BE.1 - Amenity
- BE.2 - Design Standards
- BE.3 - Access and Parking
- BE.7 - Conservation Areas
- BE.9 - Listed Buildings - Alterations and Extensions
- BE.10 - Changes of Use for Listed Building
- BE.13 - Buildings of Local Interest
- BE.19 - Advertisements and Signs
- E7 - Existing Employment Sites
- RES.2 - Unallocated Housing Sites
- RES.4 - Housing in Villages with Settlement Boundaries
- RES.5 - Housing in the Open Countryside
- RES.7 - Affordable Housing within the Settlement Boundaries of Nantwich and the villages listed in RES.4
- RES.8 - Affordable Housing in Rural Areas outside Settlement Boundaries (Rural Exceptions Policy)
- RES.11 - Improvements and Alterations to Existing Dwellings

RT.6 - Recreational Uses in the Open Countryside
S.10 - Major Shopping Proposals

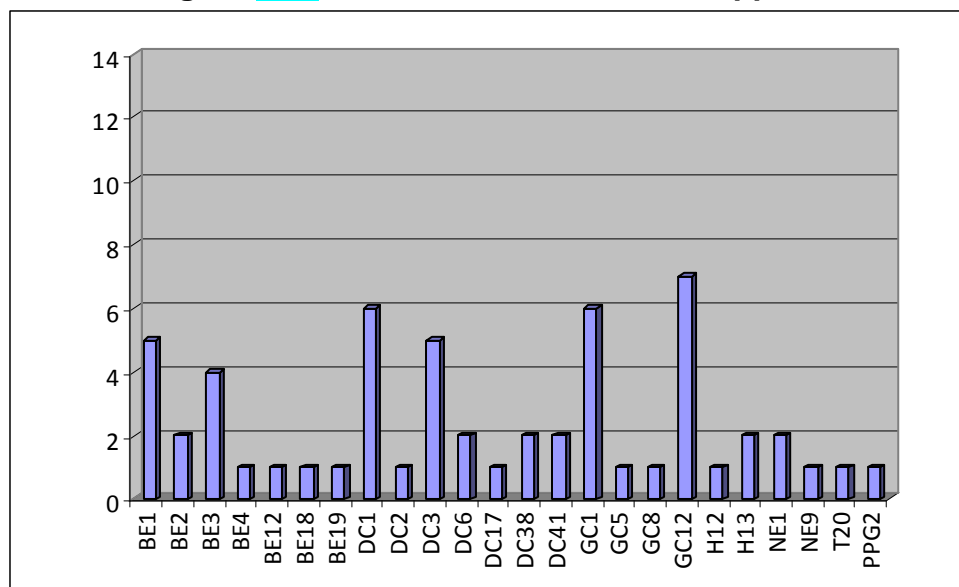
National Policy

PPS1 - Delivering Sustainable Development
PPG2 - Green Belts
PPS3 - Housing
PPS6 - Planning for Town Centres
PPS7 - Sustainable Development in Rural Areas
PPG8 - Telecommunications
PPS9 - Biodiversity and Geological Conservation
PPG15 - Planning and the Historic Environment
PPG24 - Planning and Noise

Former Borough of Macclesfield

These appeals include decisions based on National Policy, Regulations and the General Permitted Development Order 1995, where appeals have been lodged and decided solely on policies that are not part of the adopted Macclesfield Local Plan 2004.

Figure 10.8: Policies used in allowed appeals



Policies referred to in allowed appeals:

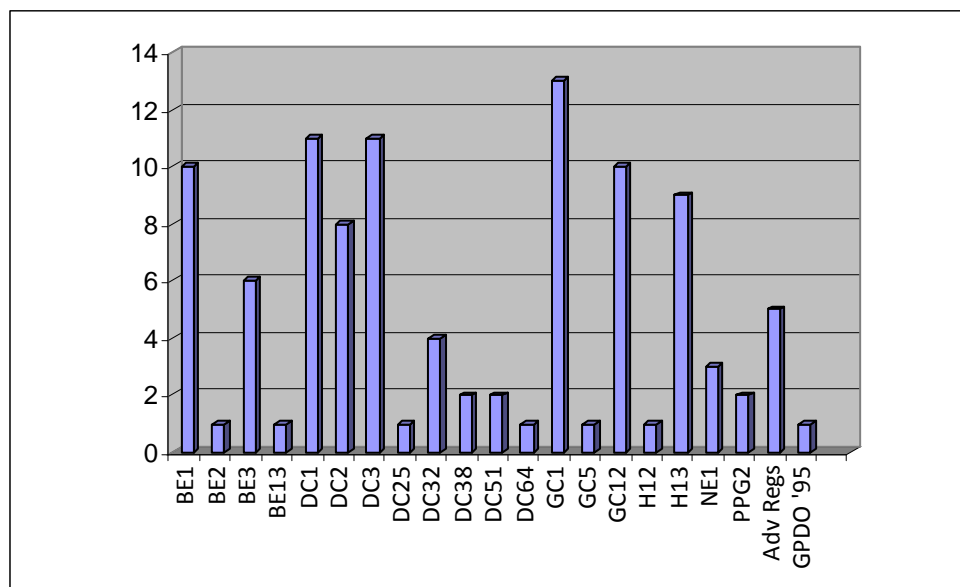
BE1 - Design Guidance
BE2 - Preservation of Historic Fabric
BE3 - Conservation Areas
BE4 - Design Criteria in Conservation Areas
BE12 - The Edge Conservation Area
BE18 - Design Criteria for Listed Buildings
BE19 - Changes of Use of Listed Buildings
DC1 - New Build

DC2 - Extensions & Alterations
 DC3 - Amenity
 DC6 - Circulation and Access
 DC17 - Water Resources
 DC38 - Space, Light and Privacy
 DC41 - Infill Housing Development
 GC1 - Green Belt New Buildings
 GC5 - Countryside beyond the Green Belt
 GC8 - Reuse of Rural Buildings
 GC12 - Alterations and Extensions to Houses in the Green Belt
 H12 - Low Density Housing Areas
 H13 - Protecting Residential Areas
 NE1 - Areas of Special County Value
 NE9 - Protection of River Corridors
 T20 - Control of Airport Infrastructure

National Policy

PPG2 - National Green Belt Policy

Figure 10.9: Policies Used in Dismissed Appeals



Policies referred to in dismissed appeals:

BE1 - Design Guidance
 BE2 - Preservation of Historic Fabric
 BE3 - Conservation Areas
 BE13 - Legh Road Conservation Area
 DC1 - New Build
 DC2 - Extensions & Alterations
 DC3 - Amenity
 DC25 - Agricultural Dwellings
 DC32 - Equestrian Facilities

DC38 - Space, Light and Privacy
DC51 - Advertisements
DC64 - Floodlighting
GC1 - Green Belt New Buildings
GC5 - Countryside beyond the Green Belt
GC12 - Alterations and Extensions to Houses in the Green Belt
H12 - Low Density Housing Areas
H13 - Protecting Residential Areas
NE1 - Areas of Special County Value

National Policy

PPG2 - National Green Belt Policy
Control of Advertisement Regulations
General Permitted Development Order 1995

For a full list of appeals for each of the former Districts please see the [Technical Appendix](#).

11.0 Glossary

This Glossary provides definitions of the uncommon words, terms and abbreviations used in this Report.

Affordable Housing - Defined in the Housing Needs Survey 1999 as 'that provided, with subsidy, for people who are unable to resolve their housing needs in the local private sector market because of the relationship between housing costs and income'.

Age Structure - The distribution of the total population in different age groups, usually divided into five year ranges such as 0-4 years, 5-9 years etc.

Aggregates - Sand, gravel, crushed rock and other bulk materials used in the construction industry for purposes such as the making of concrete, mortar, asphalt or for roadstone, drainage or bulk filling materials.

Apportionment - A specified amount of aggregates to be produced annually on a sub-regional basis. The figures derive from Government published guidelines on the levels of aggregate to be supplied in England and the Regions over a 16 year period.

Area of Archaeological Potential - This defines an area which may potentially be of archaeological value i.e. the area may be known to be the site of an ancient settlement. Such designation allows the Borough Council to ensure that the archaeological importance of the area is fully considered before any planning applications are determined. Areas of Archaeological Potential are defined by the Archaeology Shared Service.

Area of Special County Value - Areas that are particularly important in the Borough because of their quality of landscape, ecology, archaeology or history. The broad extents of Areas of County Value were identified in the County Structure Plan but their detailed boundaries are defined in Local Plans.

Annual Monitoring Report - A document to be produced each year showing progress in achieving the timetable set out in the LDS and setting out revisions to the LDS.

Baseline Research - Data on the present / initial situation, which is used as a basis for future comparison.

Biodegradable Municipal Waste (BMW) - The biodegradable proportion of municipal waste e.g. garden waste and food.

Biodiversity - The number and variety of organisms within one region. This includes also the variability within and between species and within and between Ecosystems.

Biodiversity Action Plan (BAP) - A document that details action to be undertaken to conserve a particular species or habitat.

Brownfield – See ‘Previously Developed Land’.

Buildings at Risk – A register, published annually, which brings together information on all Grade I and II* listed buildings, and scheduled monuments (structures rather than earthworks), known to English Heritage to be ‘at risk’ through neglect and decay, or vulnerable to becoming so. In addition, Grade II listed buildings at risk are included for London.

Built Development - Development is defined in Section 55 of the Town and Country Planning Act 1990 as 'the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land'.

Business Uses (B1) - Use for all or any of the following purposes: as an office other than financial and professional services; for research and development of products or processes, or; for any industrial process, being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit, as defined under Class B1 of the Use Classes Order.

Census - A survey of all persons present in the UK undertaken every 10 years by the Registrar General.

Commercial and Industrial Waste (C&I) - Waste arising from commercial and industrial premises, excluding municipal waste e.g. businesses, recreation or manufacturing.

Conservation Area - Area of special architectural or historic interest, the character and appearance of which should be protected. Local Planning Authorities have a duty to designate such areas where appropriate. Within these areas, buildings may not be demolished without the consent of the Local Planning Authority. Grants may be available for the cost of repairs to buildings of architectural or historic interest.

Conservation Area Appraisals - A Conservation Area Appraisal seeks to define what is special about the area in question and provides information about its historic development and architectural worth.

Construction Demolition and Excavation Waste (CD&E) - Waste arising from construction, excavation or demolition activity.

Core Strategy - The Core Strategy sets out the overall spatial vision, aims and objectives of the LDF and to describe the spatial strategy and core policies that will be put in place in order to ensure the vision, aims and objectives are achieved.

County Structure Plan - Plan prepared by the former County Council that sets out a broad framework for the development or other use of land across the County to set the scene for Local Plans. The current Structure Plan for the Borough is the Cheshire 2016 Structure Plan Alteration.

Derelict Land - Land so damaged by industrial or other development that it is incapable of beneficial use without treatment. This includes disused spoil heaps, worked out mineral excavations, abandoned industrial installations and land damaged by mining subsidence. It excludes land derelict from natural causes, land still in use and land with a planning permission containing conditions requiring after-treatment.

Development Brief - A document prepared by a Local Planning Authority, a developer, or jointly, providing guidance on how a site of significant size or sensitivity should be developed.

Development Plan Documents – Statutory planning documents comprising of the Core Strategy, Site Specific Allocations of land and Area Action Plans.

Dwelling - A house, flat, bungalow or other permanent structure used as a residence.

Economically Active - 'Persons working, seeking work, prevented from seeking work by temporary sickness or waiting to take up a job' - as defined in the Census. The number of economically active persons constitutes the workforce of the area comprising of both employed and unemployed male and female persons.

Employment Land - In the context of the Structure Plan and the Local Plan employment land is land that is identified for business, general industrial, and storage and distribution development as defined by Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order. It does not include land for retail development or 'owner-specific' land.

Employment Land Review – A review of the employment land portfolio within the Borough to form part of the evidence base for the LDF.

Extra Care Housing - Extra Care Housing is housing designed with the needs of frailer older people in mind and with varying levels of care and support available on site. People who live in Extra Care Housing have their own self contained homes, their own front doors and a legal right to occupy the property. Extra Care Housing is also known as very sheltered housing, assisted living, or simply as 'housing with care'. It comes in many built forms, including blocks of flats, bungalow estates and retirement villages.

Flood Risk Assessment - A formal consideration of flood risk at a particular site, or across a particular catchment. Required to be submitted to accompany planning applications for development sites that are at risk of flooding and could increase the flood risk to surrounding areas.

Green Belt - An area of principally open countryside surrounding existing built-up areas, the purpose of which is to check the unrestricted sprawl of the built-up area and to safeguard the surrounding countryside against further encroachment. The general principle of Green Belt policy is, therefore, a presumption against further development, as embodied in the approved County Structure Plan.

Greenfield - A previously undeveloped area of land. Such land is normally outside the built up area of an existing settlement and in agricultural use.

Green Flag Award - The national standard for parks and green spaces in England and Wales.

Household - 'One person living alone or a group of persons (who may or may not be related) living, or staying temporarily, at the same address with common housekeeping' - as defined in the Census.

Household Size - The average number of people in an area to be found in private households within an area derived by dividing the total population by the total dwelling stock within that area.

Housing Association - A body registered by the Housing Corporation to provide Social Housing.

Housing Needs Survey - Examines the housing requirements (needs, aspirations and demands) for the communities and households of the former Districts.

Housing Trajectory - Assesses the past and future trends of house building in the Borough.

Inclusive Communities - Communities that provide a full range of services that are accessible to all sectors of the community.

Index of Multiple Deprivation - A ward-level index made up from six indicators (income, employment, health deprivation and disability, education, skills and training, housing and access to services), which can help to identify areas for regeneration.

Infrastructure - Basic services necessary for development, for example roads, electricity and sewerage.

Landbank - Quantity of mineral remaining to be worked at sites with planning permission for extraction. Usually expressed as the number of years that permitted reserves will last at the indicated level of supply and given rate of extraction.

Landfill Gas - Gas that is generated by decomposition of organic material at waste disposal sites.

Listed Building - A building included in a list compiled by the Secretary of State for Culture, Media and Sport as being of special architectural or historic interest as defined in Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Buildings are classified in grades to show their relative importance (Grade I, II*, and II). The effect of listing on a building, in planning terms, is to safeguard it from demolition or insensitive alteration.

Local Development Framework (LDF) – A portfolio of Local Development Documents, which include the LDS, Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement as well as the AMR. Together with the RSS, these provide the framework for planning in the Borough.

Local Development Scheme (LDS) – A public statement of the Council's programme for the production of Local Development Documents.

Local Nature Reserve (LNR) - Comprise of habitats of local significance that can make a useful contribution both to nature conservation and to the opportunities for the public to enjoy and learn about wildlife. Local authorities may establish them.

Local Plan - Provides the current statutory planning framework for the Borough.

Local Planning Authority – Cheshire East Council is the responsible body for the production of the LDF.

Local Transport Plan (LTP) - The County Council as Highway Authority is responsible for the coordination of transport services. This document formally submitted to Central Government puts forward the Council's transport policy and a justified priority list of work to meet these policies together with a detailed five-year programme for spending on transportation.

Low Cost Housing - Market housing which is priced at the lower end of the housing market to meet the needs of first time buyers and smaller households.

Migration - Movement of persons permanently from one home address to another. The Census defines a migrant as a person who had a different usual address one year previous to Census night.

Mineral Planning Authority (MPA) - The authority responsible for all aspects of minerals planning. In unitary authorities the Local Planning Authority is usually also the Minerals Planning Authority, as is the case in Cheshire East.

Municipal Solid Waste (MSW) - All wastes collected by the local authority or their agents.

North West Regional Aggregates Working Party (NWRAP) - Regional working party set up to collect data on the production of aggregates. Membership comprises of constituent Mineral Planning Authorities (MPAs),

representatives from the aggregates industry and relevant Central Government representatives. NWRAP produces annual monitoring reports detailing aggregates production and reserves for the region.

North West Regional Technical Advisory Body (NWRTAB) - Supports and advises on waste management options and strategies at the regional level. Comprises of representatives from the North West waste planning and disposal authorities as well as industry.

Open Countryside - The rural area outside the towns and villages, but excluding the Green Belt areas in the context of this Local Plan.

Open Space - Outdoor areas, public or private, used for informal/formal recreation or of amenity or nature conservation value.

Planning Obligations - Under Section 12 of the Planning and Compensation Act 1991, which substitutes Section 106 of the Town and Country Planning Act 1990, any person interested in land in the area of a Local Planning Authority may by agreement or otherwise, enter into an obligation regulating the use and development of the land or requiring the payment of sums of money.

Previously Developed Land – An urban or rural site that is or has been occupied by a permanent (non-agricultural) structure and associated infrastructure. The definition covers the area of land attached to a structure as well as the land occupied by the structure itself. It excludes land and buildings that have been used for agricultural purposes, forest and woodland, and urban open space such as parks, allotments and recreation grounds.

Primary (Land-won) Aggregates - Naturally occurring sand, gravel and crushed rock used for construction purposes.

Primary Shopping Area - The main area of continuous retail frontage in each town centre with a predominance of shops trading in durable goods and where changes of use on shopping frontages from retail to non-retail uses will be strictly controlled.

Quality of Life - The level of enjoyment and fulfilment derived by humans from the life they live within their local economic, cultural, social and environmental conditions.

Ramsar Site - Designated by the UK Government under the Ramsar Convention to protect wetlands that are of international importance, especially as waterfowl habitats. All Ramsar sites are also SSSIs.

Recycled Aggregates - Aggregates produced from recycled construction or demolition waste such as crushed rubble or concrete.

Regionally Important Geological/Geomorphological Sites (RIGGS) - RIGGS are geological or geomorphological sites, other than SSSIs, which are

considered worthy of protection. RIGGs are selected by the Cheshire RIGGs group.

Regional Spatial Strategy (RSS) – A Local Development Document prepared by regional planning bodies, which sets a spatial development framework for the region.

Renewable Energy – Those energy flows that occur naturally and repeatedly in the environment, i.e. energy from the sun, wind and water. Also includes heat generated from within the earth itself and energy derived from plant material and from combustible or digestible industrial, agricultural and domestic waste materials.

Secondary Aggregates - Aggregates derived from the by-products of mineral or other industrial processes.

Scheduled Monument (SM) - Archaeological sites, monuments or buried remains of national importance designated by the Secretary of State for Culture, Media and Sport on the advice of English Heritage.

Site of Biological Importance (SBI) - SBIs are identified by the former Cheshire County Council and Cheshire Wildlife Trust as being of importance for nature conservation in a County (grade A), District (grade B), or Local (grade C) context for the habitats, plant or animal communities or species they support. The SBI system complements the series of nationally important SSSIs, but does not receive statutory protection other than through Structure and Local Plan policies.

Site of Special Scientific Interest (SSSI) - Sites of national importance designated by English Nature and given statutory protection as areas of special interest by reason of flora, fauna, geological or physiological features.

South Macclesfield Development Area - Land to the south of Macclesfield town (located between Congleton Road and London Road), which is identified for redevelopment in the adopted Local Plan.

Spatial Portrait – A brief overview of the Borough describing its context in terms of its social, demographic, economic and environmental conditions.

Special Areas of Conservation – a site that is of exceptional importance in respect of rare, endangered or vulnerable natural habitats and species within the European Community.

Special Protection Areas – A site that is of exceptional importance in respect of rare, endangered or vulnerable natural habitats and species within the European Community.

Species - The diversity of wildlife habitats is reflected, in turn, in a wide variety of different species of plants and animals some of which are rare nationally,

regionally or locally. Nationally rare species are those named in Schedules of the 1981 Wildlife and Countryside Act, the EC Bird Directive and Habitats Directive, and those covered by the Bern, Bonn and Ramsar Conventions.

Strategic Housing Market Assessment (SHMA) – A way of assessing housing markets and housing need and forms an important part of the evidence base for the LDF.

Supplementary Planning Document (SPD) - Guidance notes produced by the Borough Council which give advice and explain the Borough Council's approach to particular aspects of development. They are intended to be a guide to developers and indicate the requirements and standards of the Borough Council in the granting of planning permission.

Sustainable Development - Defined by the World Commission on Environment and Development as 'development which meets present needs without compromising the ability of future generations to achieve their needs and aspirations'.

Sustainability Appraisal – An appraisal of the social, environmental and economic effects of plan strategies and policies. All Development Plan Documents and Supplementary Planning Documents must be subject to a sustainability appraisal.

Appendix A

Congleton Borough Local Plan First Review (2005): Plan Objectives and Targets

Objectives	Targets
1. To support the regional policies for the North West and The Potteries to assist in the prosperity of the region and the regeneration of the conurbations.	Regional employment sites established at Sandbach and Middlewich.
	Inward migration into the Borough not to exceed 1991 levels (230) by 2011.
	No net loss of Green Belt land to new built development other than in exceptional circumstances.
2. To support the strategic policies of the approved County Structure Plan and fulfil its land use requirements.	Net addition of 3,800 new dwellings completed within the Borough between 1996 and 2011.
3. To minimise the loss of countryside to new development and maximise the use of urban land, particularly brownfield sites.	50% of new dwellings completed on previously developed land between 2001 and 2011.
	Minimum 75% of all new built development completed on existing (PDL) urban land and minimum of 40% on previously developed land between 2001 and 2011.
4. To minimise the need to travel, to reduce reliance on the car and facilitate greater choice of other alternatives such as public transport, cycling and walking, and to make efficient use of the existing transport network.	Minimum 75% of all new housing development to be within 1/2 mile of public transport node and 1 mile of existing or proposed local convenience shop and primary school between 2001 and 2011.
5. To create a sustainable balance between housing, employment, services and facilities within the towns.	Rate of growth in number of jobs to at least equal rate of growth in workforce between 2001 and 2011 within each subdivision.
6. To protect and enhance areas and features of nature conservation and landscape value and to increase public enjoyment of them.	No net loss or damage to designated sites and features of nature conservation or landscape value through development.
7. To preserve and enhance the quality of the built environment and the heritage of the Borough and to promote local distinctiveness.	No loss of buildings listed (statutory and local) as being of architectural or historic interest through development.
	No loss of Scheduled Ancient Monuments through development.
8. To ensure the provision of sufficient land and premises for employment purposes of a range and in locations	To increase number of jobs within the Borough to 75% of the workforce by 2011.

Objectives	Targets
purposes of a range and in locations which meets the needs of the local workforce, diversifies the local economy and helps reduce the need to travel.	Level of unemployment within the Borough not to exceed national rate.
9. To ensure the provision of an adequate number and range of housing units which meets the needs of local communities and the environmental capacity of the settlement.	Overall provision of 328 affordable housing units between 2001 and 2011.
	Minimum 25% of all new housing stock built between 2001 and 2011 to be low-cost units.
	An annualised provision of around 200 dwellings in the Borough as a whole with the distribution between each sub division not materially exceeding the following percentage of the overall provision in a 5 year period: <ul style="list-style-type: none"> • Congleton 30% • Sandbach 25% • Alsager 15% • Middlewich 25% • Rural 15%
10. To safeguard and strengthen the vitality and viability of the town centres as focal points for shopping, commercial, leisure and cultural activities and to support local shopping provision.	Net increase of 25% in shopping floor space in town centres between 2001 and 2011.
	No net loss of convenience floor space in the rural areas.
11. To protect and support the provision of appropriate and adequate facilities and leisure opportunities to meet the needs of individual communities.	No net loss in overall amount of open space within each subdivision by 2011 through development.
	No net loss in amount of outdoor playing space provision within each sub-division by 2011 through development.
12. To protect and improve the quality of air, water and land resources in the Borough and to minimise the consumption of non-renewable resources.	Net loss of undeveloped land outside settlements between 2001 and 2011 to be no greater than 0.75% of total land coverage.
	No significant loss of grades 1 and 2 agricultural land to new irreversible development.
	50% of recorded derelict land within urban areas as at 2001 to be brought back into beneficial use by 2011.

Appendix B

Borough of Crewe and Nantwich Replacement Local Plan 2011 (2005): Plan Objectives and Targets

LP Policy Areas	Objectives	Targets
Natural Environment	Protecting open spaces.	No loss of Green Belt land to built development except in very special circumstances.
	Protecting trees and woodlands.	-
	Promoting tree and woodland planting.	-
	Requiring landscaping schemes in new development.	Ensuring that new development does not result in any overall net loss of environmental value to the natural heritage.
	Ensuring that development complies with the principles of sustainability to protect our environment.	No significant loss of the best and most versatile agricultural land to new irreversible development.
	Protecting and improving the quality of air, water and land resources	-
	Protecting areas of special value for nature conservation.	No net loss or damage to designated sites and features of nature conservation or landscape value through development.
		No loss of Green Gap land except for necessary development which cannot be located elsewhere.
	Securing new areas of nature conservation and enhancing existing areas in considering proposals for new development.	-
Built Environment	Preserving and enhancing attractive areas.	Ensuring that new development does not result in any overall net loss to the manmade heritage.
	Improving areas which are run down.	-

LP Policy Areas	Objectives	Targets
	Ensuring a high standard of design in new development.	-
	Preserving and enhancing buildings of special interest.	No loss of buildings on the statutory list as being of architectural or historic interest through development.
		No loss of Scheduled Ancient Monuments through development.
Employment	Widening the economic base by allocating sites for business uses, general industry and warehousing, and facilitating retailing and leisure development whilst seeking to ensure that growth is sustainable.	Providing 110 hectares of land for business, general industrial storage and distribution development to take place between 1996 and 2011, as required in the Cheshire 2011 Replacement Structure Plan (Policy IND1).
	Encouraging development to provide for the expansion of job opportunities to meet the needs of the anticipated population growth.	No net loss of existing employment sites to other uses, apart from when proposals meet the criteria contained within the Employment Protection Policy E.7.
Housing	Allocating sufficient good quality housing sites, primarily in or on the edge of Crewe or Nantwich, as required in the Cheshire 2011 Replacement Structure Plan (Policy GEN 1).	Providing land for about 7,600 dwellings to be built in the period between 1996 and 2011 as required by the Structure Plan (Policy HOU1).
		At least 75% of all new housing developments to be located within half mile of a public transport route a mile of an existing or proposed local convenience and primary school.
	Meeting the Structure Plan requirements for the Borough.	35% of new housing development to be built on previously developed land.
	Adopting appropriate policies to allow for affordable housing in the Borough.	Negotiating with developers and Housing Associations to achieve 139 affordable homes by 2006.

LP Policy Areas	Objectives	Targets
Recreation and Tourism	Protecting and improving existing recreational open space.	No net loss of public open space to development, apart from such land which has been identified for development in the Local Plan or proposals which meet the criteria outlined within the Open Space policy RT.1.
		No net loss of allotment sites shown on the Local Plan proposals map.
	Providing new facilities.	The provision of a Country Park at Leighton West (Policy RT.13).
	Encouraging dual use of school playing fields	No net loss of school playing fields, apart from where proposals meet the criteria contained within Open Space policy RT.1.
	Encouraging appropriate proposals which will attract tourists.	-
	Supporting the provision of appropriate and adequate facilities and leisure opportunities to meet the needs of individual communities.	Achieving new areas of amenity open space at Nantwich Riverside.
	Ensuring that people of all ages are given more choice in how to spend their leisure time.	-
Shopping, Town Centres & Regeneration	Enhancing the attractiveness of the town centres and Nantwich Road.	-
	Increasing accessibility.	-
	Strengthening the vitality and viability of the town centres as focal points for shopping, commercial, leisure and cultural activities.	Creating a strong Town Centre Management Partnership with the private and public sectors.
	Ensuring that the town centres are vibrant, safe and convenient, offering a wide range of choice.	-
	Creating balanced communities in new residential areas.	Providing local shopping and neighbourhood facilities on housing development.
	Promoting residential uses which will encourage people to live in the town centres.	-

LP Policy Areas	Objectives	Targets
	Promoting leisure and entertainment uses in or next to town centres, in other locations which are well served by public transport or are easily accessible on foot and bicycle.	-
	Concentrating retail developments within the town centres to encourage the growth of trade.	-

Appendix C

Borough of Macclesfield: Local Plan (2004): Plan Aims and Targets

Aim	Target
To improve the quality of life in the Borough, through sustainable development, for the benefit of present and future generations.	All qualifying sites should make provision for affordable housing.
To protect, conserve and enhance both the natural and the man-made heritage of the Borough.	No loss of listed buildings.
	No loss of open space.
	At least 80% of new housing should be on previously developed land or in previously used buildings, based on the definition in PPG3 Housing (March 2000).
To meet local housing, employment and other requirements within the context of overall restraint policies, in accordance with the Cheshire Replacement Structure Plan.	About 4500 houses (net) should be provided by the year 2011.
	Secure the implementation of all significant development sites in the Local Plan period.
To promote healthy town, district and village centres.	Shop vacancy levels in town centres should be below 10%.
To improve movement and accessibility both within and to and from the Borough.	At least 90% of new housing should be in locations which are well served by public transport.
To provide a framework for public, private and voluntary bodies to work together to the benefit of the Borough.	Development Briefs should be prepared for significant development sites identified in the Local Plan e.g. employment sites and town centre sites.

Appendix D

Cheshire Replacement Waste Local Plan (2007): Plan Objectives and Targets

Objective	Indicator⁷⁸	Target
To provide a primary means of reconciling conflicts between the need for development and the need to protect and enhance both the environment and quality of life, by identifying the need, nature, scale and (where appropriate) location of waste management sites, and promote the shift to more sustainable waste management practice.	Number of advertised departures from the Replacement Waste Local Plan as a total of permissions granted.	Less than 5% in lifetime of the plan.
To identify planning policy criteria with which to assess waste development proposals, and ensure effective planning control and the appropriate location and distribution of waste management facilities.	-	-
To protect primary resources and make the best use of the waste generated in Cheshire by promoting (in order of priority) increased re-use, recycling and composting, and energy recovery to reduce the quantity of waste being disposed to landfill.	Number of approved waste management applications which recover value from waste as a % of planning applications received.	More than 75%.
	Percentage change in Municipal Solid Waste arisings.	Less than 3% growth per annum.
	Percentage change in Commercial and Industrial Waste arisings.	Less than 2% growth per annum.

⁷⁸ The implementation of certain plan objectives and policies will be covered by both the Annual Monitoring Report and the significant effects monitoring framework of the Waste Local Plan

	Percentage of Municipal Solid Waste recycled/composted.	To recycle and compost 40% by 2010, 45% by 2015 and 50% by 2020 (Waste Strategy for England 2007) ⁷⁹
	Percentage of Municipal Solid Waste Recovered.	To recover 53% by 2010; 67% by 2015 and 75% by 2020 (Waste Strategy for England 2007) ²
	Percentage of Commercial and Industrial Waste recycled.	Of the total amount of Commercial and Industrial Waste diverted from landfill annually, 60% should be recycled.
	Percentage of Commercial and Industrial Waste composted.	Of the total amount of Commercial and Industrial Waste diverted from landfill annually, 10% should be composted.
	Percentage of Commercial and Industrial Waste recovered.	Of the total amount of Commercial and Industrial Waste diverted from landfill annually, 40% should be recovered.
To enable the development of the facilities necessary to manage and dispose of waste in Cheshire in suitable locations and at the time they are required.	Change in the stock of waste management facilities in Cheshire.	Over 20 new facilities in the lifetime of the plan.
	Capacity of new waste management capacity by type.	None.
To reduce the need for landfill and landraise by identifying sites considered suitable 'in principle' for the development of facilities for the recycling and recovery of resources and energy from waste.	Total amount of Biodegradable Municipal Waste (BMW) going to landfill.	To reduce the amount of biodegradable municipal waste going to landfill to 75% of the level produced in 1995 by 2010; to 50% of the level produced in 1995 by 2013 and to 35% of the level produced in 1995 by 2020. EU Landfill Directive).

⁷⁹ These targets have been update to reflect those in Waste Strategy for England 2007 which replace the targets of the Waste Strategy 2000 which are listed in the adopted Waste Local Plan

	Total amount of Commercial and Industrial Waste going to landfill.	A reduction of at least 20% by 2010 compared to levels in 2004 ²
To provide the people of Cheshire, the waste management industry and all interested parties with guidance as to the potential future location of waste management facilities.	-	-
To avoid locating waste management facilities where they would have unacceptable adverse impacts (including cumulative impact) on the environment; to seek mitigation measures to offset unavoidable adverse environmental impacts and to secure opportunities for environmental enhancements where appropriate.	Number of hectares of agricultural land grades 1, 2 and 3a permanently lost as a result of waste development.	None.
To minimise the environmental impacts of transporting waste in accordance with the management and disposal of waste at the nearest appropriate facility and the adoption of more sustainable methods for the movement of waste.	-	-
To implement the guiding principles of sustainable development.	-	-

Appendix E

Cheshire Replacement Minerals Local Plan (1999): Plan Objectives

- To minimise the short and long term impacts of mineral development;
- To minimise the impact of minerals development on the environment;
- To sustain environmental quality for future generations;
- To encourage the appropriate use of primary and secondary mineral resources;
- To make provision for the necessary supply of minerals;
- To conserve and protect environmental resources.

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This information is available in other formats on request
