Appendix 1

Cheshire East Local Plan Authority Monitoring Report 2015/16

Cheshire East Council

Chapters

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Chapter 1: Executive Summary

1.1 This is the eighth Authority Monitoring Report (AMR) produced by Cheshire East Council and covers the period 1st April 2015 to 31st March 2016. It is being published to comply with Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Local Planning Authorities are required to report on the implementation of the Local Development Scheme (LDS) and the extent to which policies set out in the Local Plan documents are being achieved. Local Authorities may choose which targets and indicators to include in the report, as long as they align with relevant UK and EU legislation. The primary purpose of this Report is to share the performance and achievements of the planning service with the local community.

Local Plan progress

1.2 In the last year the Council has carried out additional work to supplement the Local Plan evidence base in areas of concern highlighted by the Inspector.

1.3 Further evidence base documents were produced and published, which can be found in the Council's Cheshire East Local Plan Strategy - Examination Library.[1]

1.4 The LDS was revised and came into effect in April 2014. Progress with the preparation of the Local Plan in 2015/16 has not been made in accordance with the key milestones set out in the LDS. The delay in progress has been due to the suspension of the Local Plan Strategy Examination in December 2014 and the production and publication of further evidence base documents.

Housing

1.5 Housing market conditions for 2015/16 are more optimistic than in recent years, with completions rising in Cheshire East for the fourth year running (1,663 dwellings gross). Just under a third of completions were in Crewe and Macclesfield, a decrease from the previous year, while 44% were in Key Service Centres. A significant proportion of completions were houses, with an increase in the proportion of 4+ bed units, and there has been a small increase in the proportion of one bed units. Affordable housing provision decreased from 638 units in 2014/15 to 448 units. This represents a decrease of 30% over the monitoring period, however this reflects, in part, the funding process for many of these affordable units. The number of empty homes has fallen again this year following action taken by the Council.

1.6 The Government requires all planning authorities to be able to demonstrate a five year supply of land available for new housing development. This requirement has taken on added importance with the publication of the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (PPG). A Housing Development Study was undertaken to address the Inspectors' concerns regarding the planned level of housing growth. Sufficient land will be provided to accommodate the full, objectively assessed needs for the Borough of 36,000 homes between 2010 and 2030, at an average of 1,800 net additional dwellings per year. As of 31st March 2016, Cheshire East had a total

1 http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library

deliverable housing land supply of 11,662 dwellings, based on current commitments and excluding allocations in the forthcoming Local Plan. This equates to 3.96 years supply based on the 'Cheshire East method' (Sedgepool 8) and applying a 20% buffer.

Population

1.7 Office for National Statistics mid-year estimates indicate that the population of Cheshire East grew by 4% in the ten year period from 2005 (359,800) to 2015 (375,400). Population projections (produced in 2015 for the Local Plan) suggest that the population is likely to grow by 16% between 2010 (the base year for these projections) and 2030, bringing the total population to around 427,100.[2]

Economy

1.8 Gross employment floorspace completions (19,071 sq.m) are slightly higher than the previous year, representing a 1% increase. The loss of land in existing employment use to other uses (13.57ha) has increased compared to the previous monitoring period. Cheshire East maintains a high supply of employment land, most of which is allocated or committed for development. Much of the supply is constituted by a small number of very large sites concentrated in a small number of settlements.

1.9 The national shop vacancy rate slightly decreased over the monitoring period taking it to 12.5%, compared to Cheshire East, which has a 10.2% vacancy rate, with ten centres increasing the number of occupied units. The majority of office, leisure and retail development has taken place outside town centres.

Tourism

1.10 The visitor economy in Cheshire East constitutes a very significant aspect of the overall economy of the Borough, being worth about £842 million (in 2015 prices), and attracting over 15.2 million visitors in 2015.[3] Through the implementation of the Visitor Economy Strategy Cheshire East is working to make sure that sector remains strong, and tourism-related employment continues to grow.

Minerals

1.11 Sales of land-won sand and gravel in Cheshire East has continued to increase since 2014 by 9.3% to 1.83 mt at 2015.[4] Based on the annual apportionment figure, Cheshire East's sand and gravel landbank across sites in Cheshire East stood at 19.75 years, which is considerably above the national indicator of seven years. The crushed rock land bank remains at 122.5 years and is significantly higher than the national indicator of at least 10 years.

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2 Indicators H1 and H3 in Appendix B. Sources: [A] Office for National Statistics (ONS) mid-year population estimates 2005 to 2015. ONS Crown Copyright 2017. ONS licensed under the Open Government Licence v. 3.0. [B] Population forecasts produced by Opinion Research Services (ORS) for the Cheshire East Housing Development Study 2015, ORS, June 2015, Local Plan Examination Library Reference [PS E033]: http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library

3 Indicators TC5 and TC6. Source: Cheshire East STEAM Final Trend Report for 2009-15, June 2016.

4 Comprises the authority area of Cheshire East.

1.12 There were no applications determined for the release of additional mineral resources in this monitoring year.[5]

Waste

1.13 Household waste arisings in Cheshire East showed a 1% increase from the previous year. Recycling/composting rates continue to exceed Government targets due to the implementation of a revised collection scheme for recyclables. This reduces levels of residual waste sent to landfill. Two new facilities with waste management capacity have been granted planning permission in this monitoring year; one providing capacity for 20,000 tonnes per year of hazardous waste recycling. The second provides capacity for recycling 100,000 tonnes per year of residual municipal solid waste and storage of 100,000 tonnes of green and organic waste.

Environment and Climate Change

1.14 Conserving the natural environment and our built heritage continues to be of importance to Cheshire East Council. There are still historic assets at risk in the Borough. Heritage crime in the Borough is to be addressed through the Heritage Crime Initiative, with the Council supporting the Cheshire Constabulary Heritage Watch community initiative.

1.15 There has generally been an improvement in air quality ratings since the previous monitoring period.

1.16 In terms of renewable energy, three large solar park schemes have been approved in this monitoring year. These are located at Hatherton Lodge, Nantwich; land south of Wood Lane, Bradwall, near Sandbach; and land north of Dairy House Farm, Worleston.

5 Cheshire East Development Management

Chapter 2: Introduction

2.1 This is the eighth AMR produced by Cheshire East Council. It is being published to comply with Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

2.2 This Report covers the period 1st April 2015 to 31st March 2016. It contains information on the implementation of the LDS and the effectiveness of Local Plans. It reflects ongoing changes to the national planning regime, particularly the additional flexibility and responsibility given to local communities in designing and implementing their own approach to the planning process.

2.3 Monitoring is essential in order to establish what has occurred in the Borough and how trends may be changing. It enables consideration of the effectiveness of existing policies and targets in order to determine whether changes are necessary. It provides a crucial method of feedback in the process of policy-making and implementation, whilst also identifying key challenges and opportunities. This enables adjustments and revisions to be made as necessary.

2.4 This is achieved by monitoring particular indicators. The Core Indicators are identified in Appendix A, with these and other indicators, identified in the Sustainability Appraisal, in Appendix B. The indicators will be referred to throughout the Report and shown as footnotes.

2.5 Although the Report monitors the performance of the Cheshire East Local Plan, which is in the course of preparation, in the 2015/16 monitoring period the Development Plan consisted of the saved policies of:

- Cheshire Replacement Minerals Local Plan (1999)
- Cheshire Replacement Waste Local Plan (2007)
- Congleton Borough Local Plan First Review (2005)
- Borough of Crewe and Nantwich Replacement Local Plan (2005)
- Macclesfield Borough Local Plan (2004)

2.6 Two Neighbourhood Development Plans (NDP) were made in the monitoring period that also form part of the Development Plan: Brereton NDP; and Bunbury NDP. Further details on neighbourhood planning can be found in Chapter 4.

Chapter 3: Local Development Scheme

3.1 The LDS has been revised and came into effect in April 2014, covering the period 2014 to 2016. 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. The LDS was reviewed and updated to reflect the progress made in the preparation of the Local Plan Strategy (LPS)and to set out a realistic timetable for the various documents. Table 3.1 shows a summary of the LDS milestones.

Table 3.1 Summary of LDS Milestones

Milestone	LDS date	Stage Reached	Comments
Local Plan Strategy DPD			
Local Plan Preparation (Regulation 18)	Apr 2009 to March 2014	Completed March 2014	-
Publication	March to Apr 2014	Completed March 2014	-
Submission	May 2014	Completed 20th May 2014	-
Pre-Examination meeting	July 2014	Completed 24th July 2014	-
Independent Examination	Sept 2014	Commenced Sept 2014	Examination was formally suspended in December 2014. Further evidence base documents produced and published.
Inspector's Report	Nov 2014	-	-
Adoption	Dec 2014	-	-
Site Allocations and Development Policies DPD			
Local Plan Preparation (Regulation 18)	Apr 2009 to Dec 2014	Underway	-
Publication	May to June 2015	-	-
Submission	Sept 2015	-	-
Pre-Examination meeting	Nov 2015	-	-
Independent Examination	Jan 2016	-	-
Inspector's Report	Apr 2016	-	-
Adoption	June 2016	-	-

Milestone	LDS date	Stage Reached	Comments
Waste DPD			
Local Plan Preparation (Regulation 18)	July 2014 to March 2015	Underway	Evidence gathering
Publication	May to June 215	-	-
Submission	Sept 2015	-	-
Pre-Examination meeting	Nov 2015	-	-
Independent Examination	Jan 2016	-	-
Inspector's Report	Apr 2016	-	-
Adoption	June 2016	-	-

3.2 Progress with the preparation of the LPS in 2015/16 has not been made in accordance with the key milestones set out in the LDS due to the reasons set out in Table 3.1.

3.3 In the last year the Council has continued to gather the evidence base, with recently completed documents including:

- Assessment of the Urban Potential of the Principal Towns, Key Service Centres and Local Service Centres, and Possible Development Sites Adjacent to those Settlements (August 2015)
- Alignment of Economic, Employment and Housing Strategies - Ekosgen Report (August 2015)
- Cheshire East Housing Development Study - ORS Report (August 2015)
- Green Belt Assessment Update - Arup and Cheshire East Council (August 2015)
- Spatial Distribution Update Report - Aecom (August 2015)

3.4 Further evidence base documents produced during the monitoring period can be found in the Council's Local Plan Strategy - Examination Library: www.cheshireeast.gov.uk/localplan.

3.5 The hearing sessions for the Examination into the LPS commenced in September 2014, however at the close of the hearing sessions on 3 October 2014, the Inspector re-confirmed his previous announcement (made at the end of the previous week) that the remaining hearing sessions of the Examination will be deferred for a short time. This was largely due to the need to consider and digest the unexpectedly large volume of statements and additional material submitted in relation to the Local Plan Strategic Sites and Strategic Allocations, along with the alternative/additional 'omission' sites. This approach was agreed by the Council's representatives.

3.6 The Inspector published his Interim Views on the Legal Compliance and Soundness of the submitted LPS in November 2014 [PS A017b]. Following the Council's consideration of these Views, the Council, in December 2014, formally requested the Inspector suspend the Examination; the Inspector agreed to this.

3.7 During the suspension period the Council has undertaken a programme of additional work to address the concerns raised in the Interim Views within an agreed timetable. In July 2015 the Council submitted the additional evidence to the Inspector and requested him to formally resume the Examination into the LPS. In August 2015 the Inspector confirmed that he was prepared to formally resume the Examination, which resulted in Resumed Hearing Sessions for Matters 1 to 6 being held in October 2015.

3.8 In December 2015 the Inspector published his Further Interim Views [RE A021] on the additional evidence produced during the suspension of the Examination and its implications for the submitted LPS [SD 001]. Following the Further Interim Views, the Council published the proposed changes to the LPS, including changes to policies, supporting text and new and amended site allocations. These proposed changes were subject to formal public consultation and the Council invited representations on the Local Plan Strategy - Proposed Changes Version [RE F003] and its accompanying documents (the Sustainability Integrated Appraisal Addendum [RE F004] and Habitats Regulations Assessment Addendum [RE F005]) from 4th March until 19th April 2016.

Duty to Cooperate

3.9 The NPPF includes a requirement for public bodies to cooperate on cross-boundary planning issues. The Council has held regular meetings with neighbouring authorities and other bodies in order to make sure that plan-making in the wider area is complementary and strategic in nature. A Duty to Cooperate Statement of Compliance Update Version [RE B008] was produced in October 2015, with Memoranda of Understanding signed between the Council and:

- Staffordshire County Council in October 2015 [RE D003]
- Stockport Metropolitan Borough Council - Addendum on Transport Matters in March 2016 [RE F021]

3.10 The Inspector has found that the Council has met its legal duty to cooperate and the Council will prepare an update statement detailing more recent duty to cooperate activity prior to the commencement of the final hearing sessions.

Chapter 4: Neighbourhood Planning

4.1 Neighbourhood Planning was introduced with the Localism Act 2011 and gives communities new powers to write planning policies through Neighbourhood Development Plans (NDPs) and grant planning permission through Neighbourhood Development Orders (NDOs). Neighbourhood planning provides a powerful set of tools for local people to make sure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

4.2 Section 34 (4) of the Town and Country Planning (Local Planning)(England) Regulations 2012 requires AMRs to contain details of the progress with NDPs or NDOs; this is shown in Table 4.1.

Table 4.1 Neighbourhood Development Plans in Cheshire East

Made NDPs in 2015/16	
Brereton	29/03/16
Bunbury	29/03/16
NDPs at Earlier Stages	**Stage Reached**
Astbury and Moreton	Regulation 14 consultation completed 11/01/16
Audlem	Referendum held 24/03/16
Bollington	Neighbourhood Area designated 13/04/15
Chelford	Neighbourhood Area designated 1/12/15
Church Minshull	Neighbourhood Area designated 31/03/16
Disley	Neighbourhood Area designated 5/05/15
Gawsworth	Neighbourhood Area designated16/02/16
Haslington	Neighbourhood Area designated 16/02/16
Hulme Walfield and Somerford Booths	Neighbourhood Area designated 16/12/15
Marton	Regulation 14 consultation completed 1/02/16
Odd Rode	Neighbourhood Area designated 5/01/16
Sandbach	Referendum held 24/03/16
Somerford	Neighbourhood Area designated 20/07/15
Stapeley	Regulation 14 consultation commenced 29/03/16
Styal	Neighbourhood Area designated 20/07/15
Worleston and District	Neighbourhood Area designated 16/12/15

NDPs at Earlier States	Stage Reached
Wrenbury	Neighbourhood Area designated 1/12/15
Wybunbury combined	Neighbourhood Area designated 1/12/15

4.3 NDP policies should be in conformity with the Cheshire East Local Plan. If, in the future, NDPs allocate sites for development, then these would be monitored through future AMRs; at the present time this is not the case.

4.4 Further information about neighbourhood planning in Cheshire East can be found on the Council's website.(6)

6 http://www.cheshireeast.gov.uk/planning/neighbourhood_plans/neighbourhood-planning.aspx

Chapter 5: Housing

5.1 The information in this Chapter reflects that contained in the Housing Supply and Delivery Topic Paper - August 2016 Update [PC B037].[7]

5.2 In England 139,690 houses were completed in the 12 months to March 2016. This is 12% higher than the previous year. The current level of completions is 27% below the peak level of 2007. Private enterprise housing completions were 16% higher than in the year before, whilst completions by housing associations decreased by 2% over the same period.[8]

5.3 From March 2014, PPG permitted local planning authorities to count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement;[9] C2 uses have therefore been included in the Net Housing Completions. This change in methodology has been applied from 2010/11 to accord with the population base date and projections calculated for the purposes of the work carried out for the LPS. The addition of C2 uses therefore gives the artificial impression of a rise in housing completions in Figure 5.1 from 2010/11 onwards when compared with previous years and previous AMRs.

5.4 The number of completions in Cheshire East has risen again with 1,663 dwellings (gross) completed in 2015/16. Dwellings lost through demolition, change of use or conversion amount to 118 homes, resulting in a net figure of 1,545 additional dwellings across the Borough.[10]

5.5 Since 2002/03 14,912 (net) dwellings have been completed, hence the average number of dwellings built each year between 2002/03 and 2015/16 is 1,065, however noting that C2 uses have only been included since 2010/11. As illustrated by Figure 5.1, in excess of 1,000 dwellings were built each year between 2002 and 2008, with a peak in 2005/6 of almost 1,500 dwellings. The national downturn in housebuilding then impacted Cheshire East, with a significant decrease in the number of homes built. The period 2015/16 demonstrates an increase of 20% in completions on the previous year. This increase is due to the combined rise in both private housebuilding and completions by housing associations, both reflecting and exceeding the trend seen nationally; a clear signal that the housing market has improved.

7 http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library

8 Housebuilding: March Quarter 2016, England (Department for Communities and Local Government) https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/525629/House_Building_Release_Mar_Qtr_2016.pdf

9 "Local planning authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement" (PPG Reference ID 3-037)

10 Statistics source is Cheshire East Council Housing Database unless otherwise stated.

Figure 5.1 Net Housing Completions

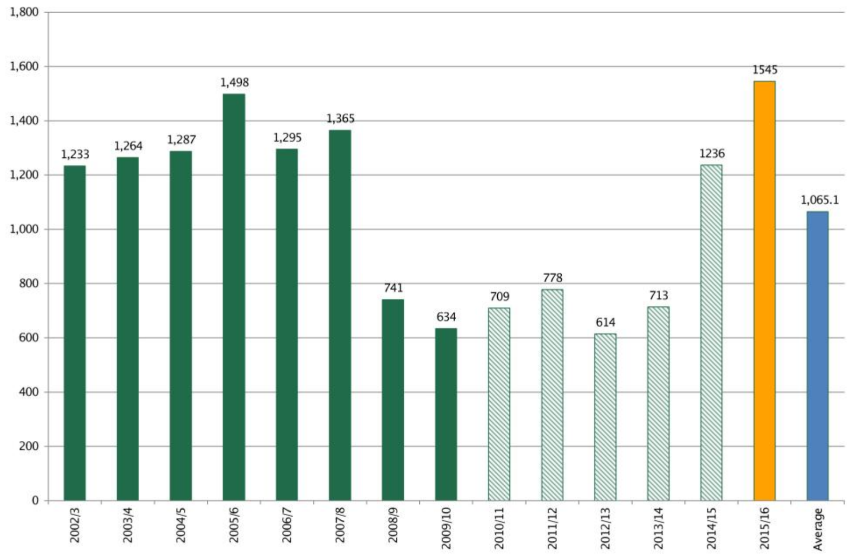


Figure 5.2 Location of Completed Dwellings (2015/16)

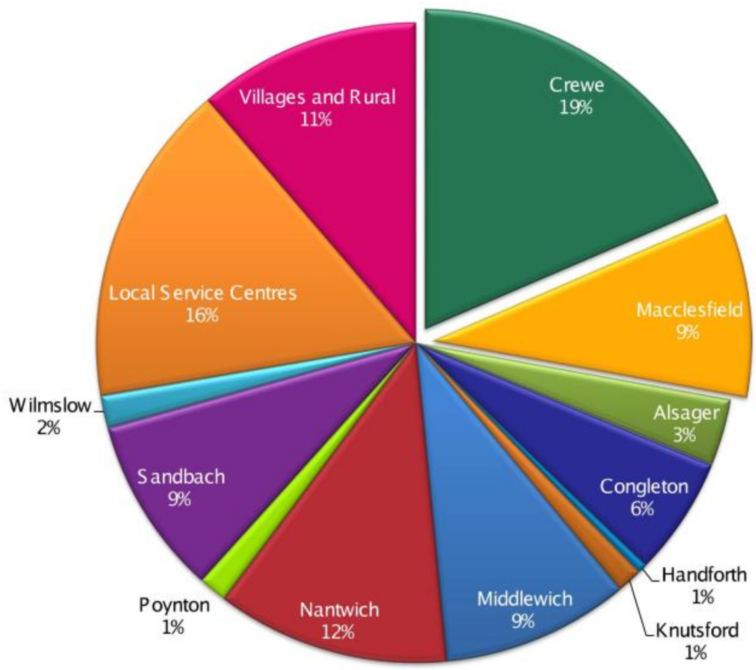
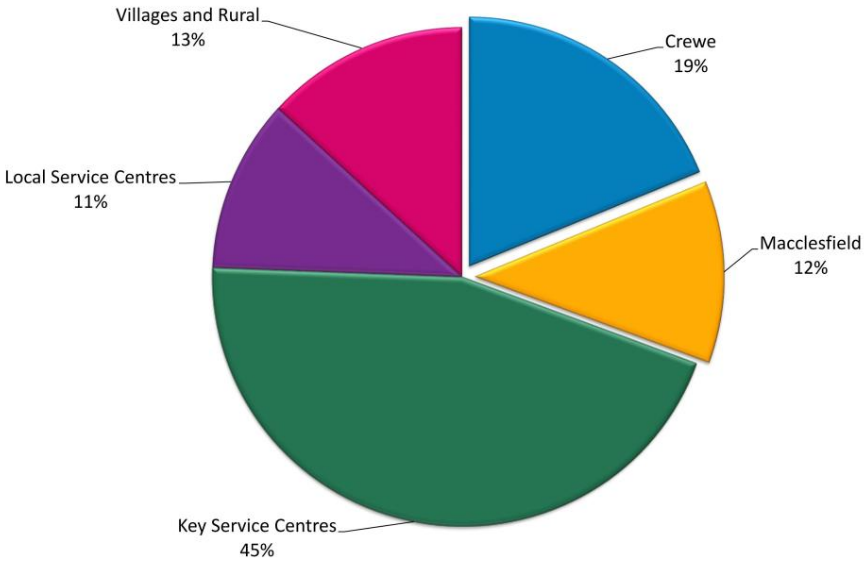
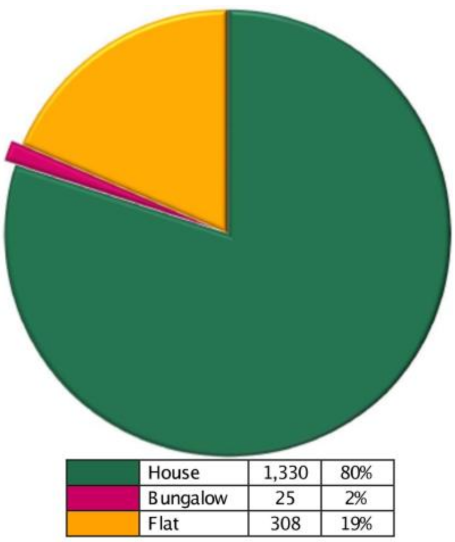


Figure 5.3 Completions by Location from 2010



5.6 As indicated in Figure 5.2 in 2015/2016 28% of completions were located in the Principal Towns (PTs) of Crewe and Macclesfield. Key Service Centres (KSCs) received a 44% share, with 12% of that focussed in Nantwich, 10% in Middlewich and 9% in Sandbach. Local Service Centres (LSCs) produced 16% of the completions, and villages/rural areas saw 11%. Between 2010/11 and 2015/16 the PTs have seen 31% of the Borough's housing completions, with the KSCs witnessing 45%. 13% of the Borough's housing completions have been in the villages and rural areas, with 11% being in the LSCs.

Figure 5.4 Type of Dwelling Completed (2015/16)

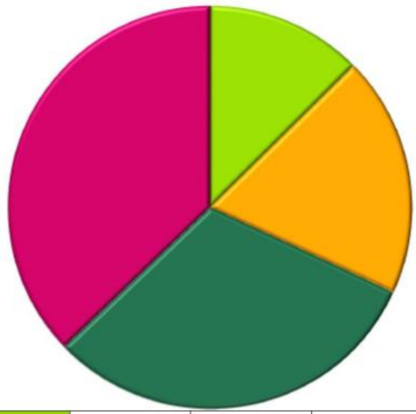


5.7 As illustrated in Figure 5.4 a significant proportion of the dwellings completed in 2015/16 were houses, accounting for 80% of all completions; a 1% increase on last year. Bungalows contributed to only 2% of completions, whilst the percentage of flats has increased to 19%, from 18% the previous year.

5.8 Of the 1,355 houses or bungalows completed in 2015/16, 77% were detached or semi-detached properties, with the remaining 23% being terraced properties. The percentage of terraced properties has decreased from the previous year.

5.9 As indicated in Figure 5.5 properties completed during the monitoring period demonstrate a mix of sizes. The percentage share of 1-bedroomed homes has increased by 2% in comparison to the previous year. The provision of 2-bedroomed units has decreased; from 34% to 19%, with the provision of both 3 and 4-bedroomed homes increasing from the previous year by 1% and 11% respectively.

Figure 5.5 Size of Dwelling Completed (2015/16)



	1 Bed	209	13%
	2 Bed	322	19%
	3 Bed	514	31%
	4+Bed	618	37%

5.10 The NPPF Core Principles encourage the re-use of previously developed land. Between 1st April 2015 and 31st March 2016, 52% of completions were on brownfield sites, compared to 70% of completions the previous year.

5.11 As illustrated in Table 5.1 the percentage of new housing developments at a density of 30 dwellings per hectare or more has fallen to 40%, compared to 55% in 2014/15. There has been a corresponding increase of 15% in developments of less than 30 dwellings per hectare.

Table 5.1 Density of New Housing Developments by Year

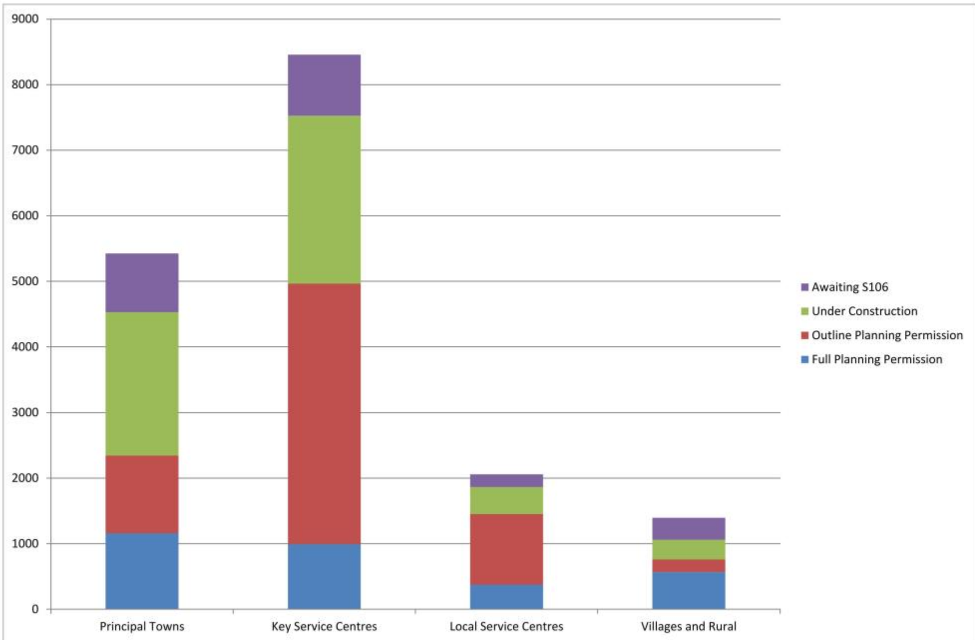
	2014/15		2015/16	
	No. of Dwellings	Percentage	No. of Dwellings	Percentage
Less than 30 dwellings per hectare	625	45%	997	60%
Between 30 and 50 dwellings per hectare	346	25%	387	23%
Above 50 dwellings per hectare	419	30%	279	17%

5.12 During the period 2015/16, 110 sites have been started, which is an increase of one from the previous monitoring period. The majority of starts are small sites (that is sites of less than 10 dwellings), however a number of larger sites have also been started, including three new sites in Crewe of 360, 370 and 650 dwellings. The significant sites of ten or more dwellings that started during the monitoring period are listed in Table 5.2.

Table 5.2 Significant Sites Started (2015/16)

Site	Dwellings Proposed (Gross)
20 Priory Lane, Macclesfield	10
Land at Higher House Farm, Knutsford Road, Cranage	11
Former Magistrates Court, Middlewich Road, Sandbach	15
Dunkirk Way, Land off London Road, Holmes Chapel	20
Land to the North Of Cheerbrook Road, Willaston, Nantwich	21
Land to rear of 144 Audlem Road, Nantwich	33
Former Persimmon Offices, Middlewich Road, Sandbach	39
Land to the rear of 11 Eastern Road, Willaston	40
Land bounded by Moss Lane/Station Road, Sandbach	44
Elworth Wire Mills, Station Road, Sandbach	47
Land to the West of Close Lane and North of Crewe Road, Alsager	130
Land North of Congleton Road, Sandbach	160
Land at Former Stapeley Water Gardens, London Road, Stapeley	171
Land off Abbey Road and Middlewich Road, Sandbach	280
LPS site CS 6 Land South of Newcastle Road, Shavington & Wybunbury	360
LPS site CS 2 Land off Crewe Road, Basford West, Shavington cum Gresty	370
Land at Coppenhall East, Stoneley Road, Crewe	650

Figure 5.6 Location of Commitments by Type



5.13 At 31st March 2016 there were a number of sites with planning permission that remained unimplemented or under construction, as well as sites awaiting the signing of a Section 106 Agreement. These sites have a remaining capacity for 17,329 dwellings. 31% of the dwellings are in the PTs, whilst a further 49% are in the KSCs. The remaining 20% of dwellings are in LSCs and villages. The locational split of these pipeline developments has changed from 2014/15, with a decrease in the number of commitments in KSCs. Figure 5.6 provides the breakdown in terms of numbers of dwellings.

Affordable Housing

5.14 According to Land Registry data[11] the average house price in Cheshire East in March 2016 was £202,600. This is up 5.0% on the same month of 2015. In the North West, house prices grew at a similar rate (up 4.6% over the same 12-month period, to reach £141,400), but in England and Wales, house price inflation was higher (9.3% for the year to March 2016, bringing the average to £217,900).

5.15 Cheshire East average house prices by house type in March 2016 were: detached house £323,800; semi-detached £186,100; terraced £145,900 and flat £117,900.[12]

5.16 Table 5.3 shows the number of affordable units completed over the last five years. In 2015/16 27% of the gross dwellings built were affordable. This is a decrease of 190 affordable dwellings on the number built in 2014/15 and is partly due to the funding process for many of these units, which required them to be completed by 31 March 2015 to qualify.

11 Indicator H12: Land Registry House Price Index (HPI), Dec 2016 release (including data up to October 2016): https://www.gov.uk/government/news/uk-house-price-index-hpi-for-october-2016.

12 Land Registry House Price Index (HPI), Dec 2016 release (including data up to October 2016): https://www.gov.uk/government/news/uk-house-price-index-hpi-for-october-2016

Table 5.3 H11: Provision of Affordable Homes

2011/12	2012/13	2013/14	2014/15	2015/16
214	184	131	638	448

Empty Homes

5.17 The Government is keen to reduce the number of houses that are standing empty. There is now an added incentive of the New Homes Bonus, which rewards bringing empty homes back into use. In Cheshire East there has been a reduction in the number of long term empty homes for the sixth year running. Information taken from the Department of Communities and Local Government Council Tax Base data Table 615 suggests that at October 2015, there were 4,036 empty homes in Cheshire East.[13] This represents a significant drop over the last four years; in 2011, the Borough had 5,485 empty homes.

5.18 The number of empty homes in Cheshire East represents 2.4% of the Borough's total housing stock. This is lower than levels recorded in the North West (3.4%) and the national rate (2.6%). The number of homes vacant for more than six months in Cheshire East (1,540) represents 0.9% of the Borough's total housing stock.

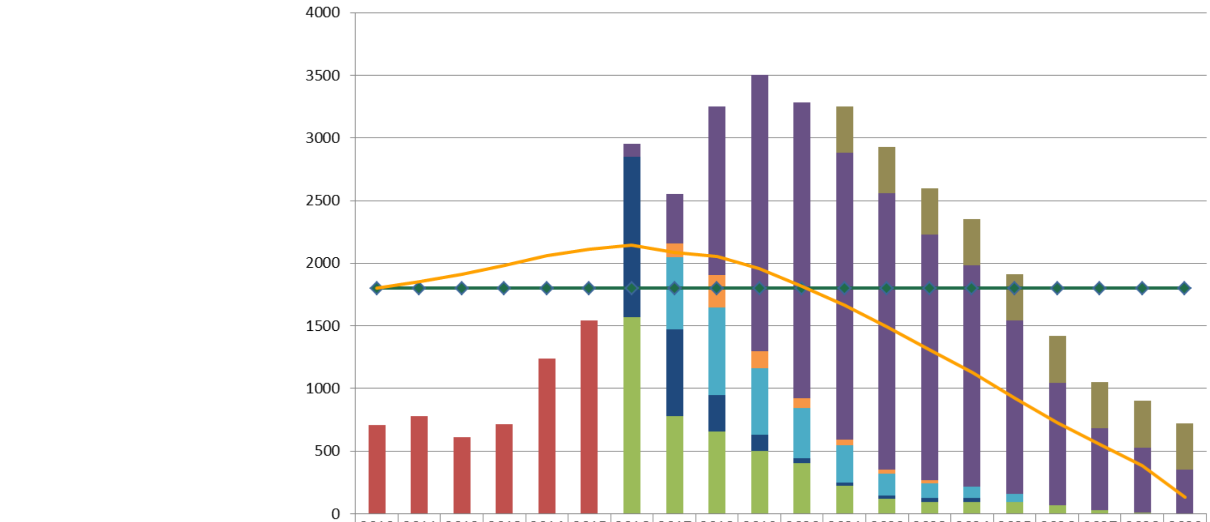
5.19 The Council is taking action to reduce the number of empty homes by working with owners in a number of ways:

- A dedicated post to liaise with owners to bring empty homes back into use;
- A proactive approach through area based surveys to gain a better understanding of the problems associated with empty properties;
- Prioritising and targeting of problematic empty properties (risk based matrix scoring system) and pursuing more rigorous enforcement measures;
- Interest-free loans for renovations; and
- Charging a Council Tax premium for properties empty for longer than 2 years - now 150% charge.

13 Indicator H16: Empty Homes Agency

Housing Trajectory

Figure 5.7 Housing Trajectory (Base Date of 31.03.16)



	2010 /11	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30
Completions (Net)	709	778	614	713	1236	1545	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Allowance for Site Allocations (Post 2020)	0	0	0	0	0	0	0	0	0	0	0	370	370	370	370	371	371	371	371	371
Strategic Sites	0	0	0	0	0	0	106	392	1344	2207	2359	2291	2207	1960	1762	1384	980	650	518	350
S106	0	0	0	0	0	0	0	111	258	133	80	41	30	25	0	0	0	0	0	0
Outline Permission	0	0	0	0	0	0	0	573	697	532	402	297	175	120	95	61	0	0	0	0
Full Permission	0	0	0	0	0	0	1278	695	295	127	38	30	30	30	28	0	0	0	0	0
Under Construction	0	0	0	0	0	0	1571	778	655	502	402	221	118	95	96	95	67	30	11	0
Local Plan	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800
Managed Annualised requirement	1800	1855	1911	1983	2058	2109	2147	2089	2054	1954	1814	1667	1491	1311	1127	923	726	553	386	130

5.20 The housing trajectory for Cheshire East illustrates the expected delivery rate of new dwellings. It demonstrates how the proposed housing requirement of 36,000 new dwellings will be achieved, over the whole Plan period.

5.21 The 'Local Plan' line in the trajectory represents the annualised average housing requirement, based on the objectively assessed housing need for Cheshire East of 36,000 dwellings, from 2010 to 2030. The vertical bars show the number of dwellings that have been completed, the anticipated supply, and the number of dwellings that are predicted to be built over the Plan period. The 'Managed Annualised Requirement' line represents how the Council will manage the annual requirements to maintain the annual housing figures.

5.22 From 1st April 2010 to 31st March 2016, 5,595 dwellings (net) were constructed, including C2 uses, leaving 30,405 dwellings to be delivered over the remainder of the Plan period.

5.23 The 'Allowance for Site Allocations' bar represents the projected delivery from sites that are not formally identified at present but will be identified in the Site Allocations and Development Policies Document. This will allocate sites for a further 3,335 dwellings over the Plan period. For the purposes of this trajectory this contribution is spread equally over the Plan period post 2020.

Housing Supply

Barn Conversion

5.24 ¶47 of the NPPF requires Local Planning Authorities to ‘boost significantly the supply of housing’ and to ‘identify and update annually a supply of specific deliverable sites sufficient to provide 5 years’ worth of housing’. Further guidance is provided in the PPG, published in March 2014. It provides clarification as to the meaning of Footnote 11 of the NPPF, stating that ‘planning permission is not a prerequisite for a site being deliverable in terms of the five-year supply’. However, robust up-to-date evidence to support deliverability must be provided by the Local Planning Authority in situations where permission does not yet exist.

5.25 Prior to this, the North West Regional Spatial Strategy (RSS) proposed a requirement of 20,700 dwellings for Cheshire East for the period 2003 to 2021, which equates to an average yearly housing figure of 1,150 dwellings. The RSS was subsequently revoked on 20th May 2013.

5.26 The Council submitted its LPS to the Secretary of State for Communities and Local Government (DCLG) on 20th May 2014. The Examination in Public (EiP) formally commenced in September 2014 and hearings were subsequently adjourned in October 2014. Interim Views received by the Inspector in November 2014 set out a number of concerns, one of which being the planned level of economic and housing growth, which was proposed at 27,000 dwellings. As a result the Council commissioned Opinion Research Services to undertake a Housing Development Study to assess the full objectively assessed need for housing in the Borough. Hearings to the EiP recommenced during October 2015 resulting in a further period of public consultation on the Proposed Changes Version of the LPS [RE F003] (during March to April 2016), which proposed the objectively assessed housing need for Cheshire East as being 36,000 dwellings.

5.27 As a result of the resumed hearings and subsequent period of public consultation, the Council produced a Housing Supply and Delivery Topic Paper (HS&DTP) with a base date of 31st March 2016, which reflected on the deliverable housing land supply, both for LPS purposes and for use by Development Management and at Section 78 Appeals. The HS&DTP proposed a 20% buffer to address the shortfall in an eight year period under the 'Cheshire East method' (Sedgepool 8). As at 31st March 2016, Cheshire East had a total deliverable housing land supply of **11,662 dwellings**, based on current commitments and excluding allocations in the forthcoming Local Plan. This equates to **3.96 years** supply based on the 'Cheshire East method' (Sedgepool 8) and applying a 20% buffer, as shown in Table 5.4.

Table 5.4 Housing Land Supply to 31st March 2016 (base date 31.03.16)

Element	Dwellings
Five year housing land supply need (1,180 dpa x5)	9,000
Backlog	5,205
Total housing need ('Cheshire East method' (Sedgepool 8) with 20% buffer applied)	14,704 (2,941 dpa)
Total supply as at 31st March 2016	11,662
Level of supply	3.96 years

5.28 The full details of this supply and its associated methodology are included in the HS&DTP, published August 2016 (with a base date of 31st March 2016) and available on the Council's website.[14]

Appeals

5.29 There have been 22 planning appeal decisions for housing on sites of over 10 dwellings in the monitoring period of 2015/16; 15 of these were allowed, granting permission for over 1,100 dwellings. Seven cases were dismissed, refusing permission for over 400 dwellings. The key findings of housing-related appeals during the monitoring period show that, generally but not always, the material considerations of the proposals, namely the contribution to the supply of housing, outweigh departures from/conflicts with the Development Plan. Summarised below are a small selection of some of the appeal decisions.

5.30 A full planning application in Haslington for the erection of 35 dwellings (14/0009N) was the subject of an appeal that was allowed by the Inspector. The main issues considered were whether the proposal for housing would be in an acceptable location, having regard to Development Plan and national policies, and the effect of the proposal on the character and appearance of the surrounding area. At the time of determination the Council's position was that it had a five year Housing Land Supply and this formed part of the first reason for refusal of the application. Subsequently, the Council acknowledged that it did not have a five year Housing Land Supply and that part of the first refusal reason was withdrawn. In allowing the appeal, the Inspector concluded that when the factors in support of development are weighed against the factors against, the adverse effects of allowing the development do not significantly and demonstrably outweigh the benefits.

5.31 Two applications for development off Padgbury Lane, Congleton were subject to appeals that were allowed by the Inspector. The appeals related to proposals for outline planning approval for 120 dwellings and community infrastructure (13/4219C) and 150 dwellings and community infrastructure (13/4216C). The main issues considered were: whether the appeal proposals represented sustainable forms of development, having regard to their location in the countryside; and the effect of the proposed developments on the character and appearance of the area, traffic movement, highway safety, agricultural

14 http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library [doc ref. PC B037]

land and housing land supply, on the overall planning balance. In coming to his decision, the Inspector attached significant weight to the conflict with Development Plan policy by virtue of the location of the sites in the countryside. The Inspector also considered, however, that the policy conflict and the other adverse effects, including the loss of an area of best and most versatile agricultural land and the adverse impact on the character and appearance of the area, were not considered to significantly and demonstrably outweigh the benefits of the proposals, of which the contributions to the supply of market and affordable housing carried particular weight. Overall, the Inspector considered that the proposals would represent sustainable forms of development.

5.32 An outline planning application in Willaston for 175 dwellings (14/5824N) was dismissed by the Inspector. The main issues that were considered by the Inspector related to whether the site lies in a sustainable location, with particular regard to the effect of the proposed development on the character and visual amenity of the area and on the effectiveness of the Green Gap in which it would be located, and the fact the Council was unable to demonstrate a five year deliverable housing land supply. The Inspector, in dismissing the appeal, concluded that the harm that would be caused by the significant erosion of the Green Gap, collectively with the harm that would be caused to the character and visual amenity of the area and through the loss of best and most versatile agricultural land, significantly and demonstrably outweighed the contribution that the development would make to redressing the under supply of housing land. The Inspector stated that the determination of the appeal, in this case, must be made in accordance with the Development Plan.

5.33 An application for full planning approval for 13 dwellings in Sandbach (14/3624C) was the subject of an appeal that was dismissed. The main issues identified by the Inspector were the effect of the development on the living conditions of prospective residents with particular reference to outlook, sunlight, daylight and noise, and the character and appearance of the area. In dismissing the appeal, the Inspector concluded that, on balance, the harm to the living conditions of the future residents of Plots 10 to 13 and the conflict with the Development Plan, significantly and demonstrably outweighed the benefits of providing additional housing, including affordable housing, and the absence of harm to the character and appearance of the area.

5.34 In paragraph 4.26 of the AMR for 2014/15, it was stated that an outline application in Nantwich (12/3747N) for a residential development up to a maximum of 189 dwellings, local centre, employment development, primary school, public open space, green infrastructure, access and associated works had been dismissed by the Secretary of State, in March 2015, but that this decision was the subject of an appeal to the High Court. During the 2015/16 AMR period no further decision had been made in relation to this site.

5.35 Table 5.5 lists the main appeal sites of over 10 or more dwellings that have been decided by the Planning Inspectorate between 1 April 2015 and 31 March 2016.

Table 5.5 List of Appeal Decisions on sites of 10+ dwellings, 2015-2016

Planning Reference	Proposal	Site Location/Address	Decision
13/5045C	Outline application for 34 dwellings	Land adjacent to Heath End Farm, Hassall Road, Alsager	Allowed
13/4656N	Demolition of Greenbank Cottage and erection of 19 dwellings	Greenbank Cottage, Welshmans Lane, Nantwich	Allowed
13/5248N	Outline application for up to 14 dwellings	The Printworks, Crewe Road, Haslington	Allowed
14/3624C	Erection of 13 dwellings (re-submission 13/5221C)	Land to the North of 24 Church Lane, Sandbach	Dismissed
14/5260N	Outline application for up to 18 dwellings	Land south of Sandfield House, Station Road, Wrenbury	Allowed
13/4675N	Outline application for 47 dwellings	Land at 414 Newcastle Road, Shavington	Allowed
14/1018N	Outline application for 31 dwellings	Land off Wrenbury Road, Aston	Dismissed
13/1841N	Outline application for 30 dwellings	187A Crewe Road, Shavington Cum Gresty	Dismissed
14/3267N	Construction of up to 53 dwellings	Land east of Rope Lane, Shavington	Allowed
14/4304C	Outline application for 13 dwellings	Land Off Moss Lane, Sandbach	Allowed
13/4216C	Outline application for 150 dwellings	Land west of Padgbury Lane, Congleton	Allowed
13/4219C	Outline application for 120 dwellings	Land west of Padgbury Lane, Congleton	Allowed
14/0009N	The erection of 35 dwellings	Land to the east of the Dingle and south of Clay Lane, Haslington	Allowed
14/3053N	Full application for the erection of 33 dwellings	The Woodlands, Whitchurch Road, Aston	Allowed
13/4240N	Outline application for up to 60 dwellings	Kents Green Farm, Kents Green Lane, Haslington	Allowed
13/5085N	The erection of 124 dwelling houses	Land to the East of Broughton Road, Crewe	Allowed
14/1326N	Outline planning permission for up to 150 dwellings	Land to the north of Wistaston Green Road, Wistaston	Allowed

Planning Reference	Proposal	Site Location/Address	Decision
14/2204N	Erection of 34 dwellings and a school car park	Land at School Lane, Bunbury	Dismissed
13/3517C	Outline application for the erection of up to 230 dwellings	Land West of Goldfinch Close, Congleton	Allowed
14/3054C	Outline application for the erection of up to 70 dwellings	Land off Crewe Road, Alsager	Dismissed
14/3962N	Outline planning permission for the construction of up to 79 dwellings	Land North of Pool Lane, Winterley	Dismissed
14/5824N	Outline planning permission for up to 175 dwellings	Land to the south of Park Road, Willaston	Dismissed

Index of Multiple Deprivation

5.36 The English Indices of Deprivation are widely used to analyse patterns of deprivation at Lower Layer Super Output Area (LSOA) level. The 2015 Indices follow the same approach, structure and methodology as that used for the previous Indices (2004, 2007 and 2010) and combine a number of economic, social and environmental indicators, to identify and assess levels of deprivation for each of England's 32,844 LSOAs. These indicators are then combined to provide an overall Index of Multiple Deprivation (IMD) score for each LSOA.

5.37 Of Cheshire East's 234 LSOAs, there are currently 23 that rank among England's most deprived 25% for overall (IMD) deprivation, and six of these fall within England's most deprived 10%. This means there has been little change since 2010 in the overall number of LSOAs across Cheshire East that rank among England's most deprived (in 2010, 23 of Cheshire East's then 231 LSOAs were amongst the country's most deprived 25% and five of these were amongst the country's most deprived 10%).

5.38 At the other end of the spectrum, there are 120 LSOAs amongst England's least deprived 25% and 63 of these are within England's least deprived 10%. This is a decrease in the overall number of Cheshire East LSOAs that rank amongst England's least deprived (in 2010, 121 LSOAs were amongst the country's least deprived 25% and 71 of these fell within the country's least deprived 10%).

5.39 The statistics suggest little change (between 2010 and 2015) in the relative deprivation of Cheshire East (compared to other parts of England) and a slight widening of the relative gap between the Borough's most and least deprived LSOAs. However, these statistics do not measure absolute deprivation and it is not possible to draw conclusions from them about how deprivation has changed in absolute terms.

5.40 Table 5.6 lists the 23 most deprived LSOAs in 2015.

Table 5.6 Cheshire East LSOAs that fall within England's most deprived 25%

LSOA	Settlement(1)	Percentile(2)
E01018476	Crewe	4.49
E01018462	Crewe	6.26
E01018466	Crewe	6.74
E01018459	Crewe	7.64
E01018445	Crewe	9.81
E01018486	Crewe	9.96
E01018400	Congleton	10.26
E01018485	Crewe	10.83
E01018640	Macclesfield	11.27
E01018596	Wilmslow	12.14
E01018484	Crewe	13.18
E01018498	Crewe	13.63
E01018467	Crewe	14.05
E01018388	Alsager	14.78
E01018463	Crewe	15.89
E01018477	Crewe	18.13
E01018478	Crewe	18.14
E01018645	Macclesfield	18.56
E01018497	Crewe	20.02
E01018631	Macclesfield	20.03
E01018487	Crewe	20.35
E01018594	Handforth	22.87
E01018423	Middlewich	23.65

1. The geographical definitions used for each settlement are those set out in Appendix 6 of the Cheshire East 'LDF Background Report: Determining the Settlement Hierarchy', Cheshire East Council, November 2010 (Local Plan Examination Library document [BE 046]).
2. These percentiles indicate the proportion of English LSOAs that are more deprived than the LSOA in question. For example, LSOA E01018459 in Crewe has a percentile value of 7.64, which means it is outside England's most deprived 7%, but inside England's most deprived 8%.

5.41 The following initiatives continue to partner the Council with the Local Area Partnerships (LAPs) in order to support Cheshire East's areas of deprivation:

- The Delivering Differently in Neighbourhoods pilot was successfully implemented and developed a positive relationship with DCLG. The 12-month programme of activities started in February and the pilot is successfully engaging local residents in activities and allowing volunteers to shape and lead the delivery of future services.
- There are currently eight Town Partnerships in place with a possible ninth in development.
- 21 Community Right to Bid nominations were submitted by nominating groups since 2013. 11 of those submitted were in 2015.
- Two Rural Summits were held; Rural Connectivity and Digital Inclusion (July 2015) and Rural Tourism and Connectivity (March 2016) with an average of 35 stakeholders in attendance at each.
- Crewe Cohesion Group agreed an action plan and development of a Multi Cultural Forum.
- The Welcome Café community consultation was launched in January 2016 to establish best ways of communicating with residents and improve service delivery.
- The Social Café at Dean Row opened in late Spring, providing a space for 50+ to socialise and a point for agencies to provide additional support and signposting.
- Twista projects were delivered in three high Schools: Alsager High; The Oakes Academy Crewe; and Eaton Bank Congleton. Twista is a teen mentoring scheme supported by local businesses and agencies.
- Clean for The Queen saw 100 litter picking packs purchased to support the National clean-up campaign. Due to such high demand an additional 24 packs were purchased enabling 67 groups to get involved in the campaign. Almost 2,000 people were involved, which has generated ongoing interest in community activity and litter picking in local areas.
- Two Community Franchise were approved – Barnies In Crewe and Welcome Café in Knutsford.
- The Winter resilience programme delivered duvets, warm clothing heaters, blankets to vulnerable adults, families and homeless.
- The Light House continued to provide valuable services for the homeless. Having completed washing and laundry services they also support clients with benefit, rehousing and worklessness.
- Three BASE clubs supported to deliver afterschool and Holiday Clubs in three key areas – Sherbourne Bungalows, YMCA, and Georges Community Centre.
- The Memory Café opened in Barnies Feb 2016, which included the development of Memory Boxes.
- A number of lunch clubs continue to delivery 100's of meals across the Borough. A number of clubs added IT & Chat to their sessions
- Six IT & Chat clubs, delivering at least 10 sessions with facilitators and training of Digital Champions, have enabled continued support.
- Four StreetSafe initiatives were carried out in areas of Crewe during the period of April 2015 to March 2016. The StreetSafe's objectives are to create communities that are: Safer, Stronger, Cleaner, Greener.

Fuel Poverty

5.42 A household is said to be in fuel poverty if: they have required fuel costs that are above average (the national median level); and, were they to spend that amount, they would be left with a residual income below the official poverty line. A number of factors determine whether a household is in fuel poverty or not, including the energy efficiency of a home, household income, and the cost of fuel. The latest (2014) figures show that, in Cheshire East, 16,343 households (10.1% of all the Borough's households) are in fuel poverty. This compares to 11.2% of households in the North West region and 10.6% of those in England.[(15)]

Local Housing Strategy

5.43 The Cheshire East Housing Strategy, 'Moving Forward' acts as a five year plan for housing for 2011 to 2016 and can be found on the Council's website.[(16)]

Conclusion

5.44 The net number of houses built yearly in Cheshire East has increased for the fourth year running, reflecting a national increase in house completions during this monitoring period of 2015/16. The PTs saw a slight decrease in the share of completions, with a corresponding increase in Villages and Rural Areas. This reflects the larger housing sites that are being built out but also that opportunities to access new housing are spread across the Borough. The completions encompass a mix of house types and sizes. However, a significant proportion of completions were houses, with an increase in the number of 4+ bed units and a small increase in the proportion of one bed units. There has been a decrease in the percentage of new development at a density of 30 per hectare or more in comparison to the previous year.

5.45 The number of affordable homes completed this year has fallen compared to the previous year. In addition, the number of empty homes has fallen again this year, following action taken by the Council including the implementation of the Council's Local Housing Strategy, 'Moving Forward'.

5.46 There has been a very slight increase in the number of sites started this year, with the majority being small sites. However, a number of larger sites have also been started; there are starts on seven sites comprising of between 130 and 650 units. The overall number of commitments has increased from 15,122 at 31 March 2015 to 17,329 at 31 March 2016, representing a 15% increase.

5.47 The Government requires all planning authorities to be able to demonstrate a five year supply of land available for new housing development. This requirement has taken on added importance with the publication of the NPPF and PPG. A Housing Development Study was undertaken by ORS to address the Inspectors' concerns regarding the planned level of housing growth. Sufficient land will be provided to accommodate the full, objectively

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15 Indicator H18: 'Sub-regional Fuel Poverty (England)' data tables for 2014 and 'Fuel Poverty Statistics Detailed Tables' for 2014, DECC, June 2016: https://www.gov.uk/government/collections/fuel-poverty-sub-regional-statistics and https://www.gov.uk/government/collections/fuel-poverty-statistics. Figures are for the Low Income High Costs definition of fuel poverty.

16 http://www.cheshireeast.gov.uk/housing/strategic_housing/housing_strategy.aspx

assessed needs for the Borough of a minimum of 36,000 homes between 2010 and 2030. This will be delivered at an average of 1,800 net additional dwellings per year. As at 31st March 2016, Cheshire East had a total deliverable housing land supply of 11,662 dwellings, based on current commitments and excluding allocations in the forthcoming Local Plan. This equates to 3.96 years supply based on the 'Cheshire East method' (Sedgepool 8) and applying a 20% buffer.

Actions Needed

5.48 Key actions needed in relation to planning for housing in Cheshire East are:

- Make sure that Cheshire East has a robust five year supply of housing land by progressing the LPS.
- Progress affordable housing policies through the Cheshire East Local Plan process.
- Make sure that affordable houses are being provided on appropriate sites.
- Explore how the Council can use its assets to deliver more affordable housing.

Chapter 6: Economy

6.1 Cheshire East's local economy constitutes around 8% of the North West's total economic output (Gross Value Added).[17] The Borough is home to more businesses than any other unitary or district authority in the region, except for Manchester. Its 18,700 companies[18] include international manufacturing businesses such as AstraZeneca, BAE Systems, Bentley Motors, Siemens and Sanofi. Other major employers include Waters (mass spectrometry), insurance company Royal London and Barclays Bank.

6.2 Over the 2015/16 period (2015 Q2 to 2016 Q1 inclusive), UK Gross Domestic Product (GDP) has continued to grow in real (inflation-adjusted) terms, but the quarterly growth rate (0.5% in 2015 Q2) has varied from 0.3% (2015 Q3 and 2016 Q1) to 0.7% (2015 Q4). By the first quarter of 2016, GDP was 1.8% higher than in the same quarter of 2015.[19]

6.3 In Great Britain, the official measure of unemployment (covering all jobless people aged 16+ who are available for and actively looking for work or waiting to start work) rose from 1.56m in 2007/08 to 2.51m by 2011/12, before falling to 1.65m (2015/16 figure). In Cheshire East, this measure of unemployment was 6,800 in 2007/08, rising to 12,500 in 2009/10, but falling back to 6,200 by 2015/16. The latter (2015/16) figure equates to an overall unemployment rate of 3.2% (compared to 6.6% in 2009/10), which is significantly lower than the rates for the North West and Great Britain (5.3% and 5.1% respectively).[20][21]

6.4 The 2011 Cheshire & Warrington Business Needs Survey, undertaken by Cheshire East Council in partnership with other Cheshire and Warrington bodies, suggested that 33% of Cheshire East businesses had experienced an increase in turnover in the previous 12 months (that is 2010 to 2011), whilst only 26% reported a decrease. However, there was little difference between the proportion expecting the business climate to improve over the following 12 months (27%) and the proportion anticipating a deterioration in the climate (26%). Even so, more than a quarter (27%) of the Borough's businesses intended to expand their geographic market over the next 12 months (that is 2011 to 2012).[22]

6.5 Several companies have invested in Cheshire East over the monitoring period and others have indicated their intention to do so:[23]

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17 Source: Regional Gross Value Added (Income Approach) 1997-2015 data, Office for National Statistics (ONS), December 2016: https://www.ons.gov.uk/economy/grossvalueaddedgva/bulletins/regionalgrossvalueaddedincomeapproach/december2016. Statistic based on data for 2015.

18 Indicator E4. Source: Business Demography – 2015: Enterprise Births, Deaths and Survivals, ONS, November 2016. Commentary based on data for 2015

19 Quarterly National Accounts: Quarter 3 (July to September) 2016: ONS statistical release, 23rd December 2016: https://www.ons.gov.uk/economy/grossdomesticproductgdp/datasets/quarterlynationalaccounts

20 Indicator E5. Sources: [1] Cheshire East data: Model-based estimates of unemployment, April 2004 - March 2005 to April 2015 – March 2016, ONS, NOMIS. ONS Crown Copyright. [2] NW and GB data: Annual Population Survey, April 2004 – March 2005 to April 2015 – March 2016, ONS, NOMIS. ONS Crown Copyright.

21 The unemployment rates measure the unemployment count as a percentage of the economically active population aged 16 and above.

22 Source: Cheshire East report, Cheshire & Warrington Business Needs Survey 2011. Survey undertaken by BMG Research on behalf of the Cheshire and Warrington Local Authorities and the Cheshire & Warrington Enterprise Commission. Note: Interviews took place in Jan to Feb 2011, so the responses relate to businesses' views at that time (for example in the question about turnover, the 'previous 12 months' means early 2010 to early 2011).

23 Cheshire East Commercial Property Review 2016

- A revised masterplan has been approved to develop Alderley Park into a major life science business cluster. Alderley Park is also included as one of the locations in the Cheshire Science Corridor, which secured Enterprise Zone status during 2015. Alderley Park is also set to be the home of the National Centre of Innovation for anti-microbial resistance and play a key role in driving forward research and development of new approaches targeting anti-microbial resistance.
- Sanofi UK is planning a major expansion programme at their Holmes Chapel site due to the success of their core products (Nasacourt and Flutiform) in the US and Asia markets.
- Custodian REIT added to its growing Cheshire investment portfolio at Pheonix Leisure Park in Crewe. Quasar Real Estate added seven office units at Orion Park in Crewe.

Local Enterprise Partnership

6.6 Cheshire East is part of the Cheshire and Warrington Local Enterprise Partnership (LEP), which was established in March 2011 and is made up of business, local authority and academia representatives. The LEP has set an ambitious goal to increase the size of the subregional economy (estimated at £26bn in 2013 and £28bn by 2015)[24] to £50 billion by 2040, creating 127,000 new jobs and 139,000 new homes and consolidating Cheshire and Warrington's position as one of the country's most prosperous economies.

6.7 The LEP is refreshing its Strategic Economic Plan, which sets out the vision for the sub region, delivered through strategic initiatives such as the Northern Gateway Development Zone, Cheshire Science Corridor and Mersey Dee Economic Axis. The LEP, in partnership with the local authorities, is engaging in a Devolution conversation with Government to negotiate a 'Deal' to accelerate economic growth and prosperity.

6.8 The LEP continues to deliver its 2015-2017 Local Growth Fund programme of capital expenditure across strategic infrastructure, business support and skills projects and the European Structural and Investment Fund programme supporting businesses, innovation and skills.

Economic Development and Employment Land

Table 6.1 E12 and E13: Floorspace Completions in Cheshire East (2015/16)

	B1a	B1b	B1c	B1	B2	B8	Sui Generis	Mixed Use	Total
Gross sqm	4,431	0	924	1,504	8,289	3,837	0	86	**19,071**
Net sqm	3,738	-50	-1,294	1,163	-24,758	1,680	0	-1,358	**-20,879**
PDL[1]sqm	3,978	0	924	883	7,049	763	0	26	**13,623**
% on PDL	90	0	100	59	85	20	0	30	**71**

1. Previously developed land

24 Source: Regional Gross Value Added (Income Approach) 1997-2015 data, ONS, December 2016: https://www.ons.gov.uk/economy/grossvalueaddedgva/bulletins/regionalgrossvalueaddedincomeapproach/december2016. Figures for 2013 and 2015 are in current prices (i.e. 2013 and 2015 prices respectively).

6.9 Table 6.1 reveals that gross employment floorspace completions are slightly higher than the previous year, representing a 1% increase.[25] The proportion of development on PDL has fallen from 91% in 2014/15 to 71% in 2015/16. The majority of the gross floorspace completed was located in the Borough's urban areas.

6.10 From 30th May 2013 permitted development rights regarding the change of use of offices to residential were introduced. Premises in B1(a) office use can change to C3 residential use, subject to prior approval covering flooding, highways and transport issues and contamination. The Council had 12 notifications for changes of use from B1a office to C3 residential during the monitoring period. There is, however, no requirement to notify the area of loss.

Employment Land Take-Up

6.11 Employment land take-up rates for 2015/16 are shown in Table 6.2. It is important to note that the land take-up figures exclude extensions and infill developments on existing employment sites that are not available to the wider business community (for example owner occupier sites).

6.12 The first row of Table 6.2 provides a 'gross' amount of land taken-up for employment uses. The second row accounts for land that has been converted from one employment use to another; such land is deducted from the gross figure to calculate the 'net' take-up, as shown in the final row.

6.13 The proportion of gross land taken up in the PTs and KSCs in Cheshire East was 62% of the overall land take-up.

Table 6.2 E14: Employment Land Take-Up (2015/16)

	B1a	B1b	B1c	B1	B2	B8	Sui Generis	Mixed Use	Total
Gross Land Take-up ha	2.10	0.00	0.00	0.48	0.00	0.50	0.00	2.15	**5.23**
Redevelopments and Changes of Use ha	0.00	0.00	0.00	0.00	0.01	0.15	0.00	0.89	**1.05**
Net Land Take-up ha	2.10	0.00	0.00	0.48	-0.01	0.35	0.00	1.26	**4.18**

Employment Land Supply

6.14 Table 6.3 below shows the employment land supply across Cheshire East as at the end of March 2016.[26] It is important to note that the land supply figures exclude extensions and infill developments on existing employment sites because this land is already considered to be in employment use.

25 Floorspace completions include extensions and infill development at existing employment facilities.
26 Core Indicator BD3

6.15 The gross supply figures include changes of use or the redevelopment of sites already in one form of employment use to another employment use.

Table 6.3 E15: Employment Land Supply as at 31st March 2016

	B1a	B1b	B1c	B1	B2	B8	Sui Generis	Mixed Use	Total
Gross Supply ha	7.37	0.00	1.07	7.03	0.29	0.09	0.00	219.81	**235.66**

6.16 About 28% of the gross supply is land allocated in the former District's Local Plans; 62% has planning permission and 10% is under construction. A substantial proportion of the supply is accounted for by a small number of very large sites, including:

- South Macclesfield Development Area, Macclesfield: an allocated 22 ha site located west of the Lyme Green Business Park.
- Basford East, Crewe: allocated in the Crewe and Nantwich Local Plan for employment uses and covers an area of almost 50 ha.
- Midpoint 18 Phase 3, Middlewich: an area of 53 ha with outline planning permission for a mix of B1, B2 and B8 uses, as well as a limited amount of leisure and tourism development including a hotel.

Employment Land Losses

6.17 Table 6.4 summarises the amount of employment land either lost through development or committed (that is land with planning permission or under construction) to other non-employment land uses. The amount of employment land lost this year has increased compared to last year's figure of 2.51ha. The majority of the present year's losses were from B2 uses. 20.35ha of land is committed as potential employment losses.

Table 6.4 E16: Employment Land Losses (2015/16)

	B1a	B1b	B1c	B1	B2	B8	Sui Generis	Mixed Use	Total
Potential Loss at 31st March 2015 (ha)	4.85	0.00	0.32	0.03	12.80	0.87	0.00	1.48	**20.35**
Actual Loss during 2015/16 (ha)	0.78	0.09	0.65	0.55	9.19	0.79	1.49	0.03	**13.57**

Appeals

6.18 There were no appeals in relation to employment schemes during the monitoring period.

Town Centres and Major Regeneration Schemes

6.19 In 2016 a joint Retail Study was produced for Cheshire East and Cheshire West and Chester Councils, providing an update to the 2011 Study.[27] A key purpose of the Study is to provide an assessment of retail and leisure needs and capacity in the Cheshire East Local Plan period to 2030. The Study will act as an evidence base to assist in the formulation of future development plan policy, in particular the Cheshire East Local Plan Site Allocations and Development Policies Document. The Study draws on new empirical research in the form of a telephone survey of 2,100 households across the defined Study Area, which comprises 15 separate zones covering Cheshire East, and the adjacent local authority areas, to assess shopping patterns in the subregion.

6.20 The retail sector faced challenging conditions during the 2008 to 2009 recession and the period of economic weakness that followed (2009 to 2012). However, retail activity has grown strongly in more recent times: between the first quarter of 2015 (January to March) and the same quarter of 2016, the volume of retail sales increased by 4.2%; retail sales volumes in 2016 Quarter 1 were also 1.5% higher than in 2015 Quarter 4.[28] Retail growth was probably assisted in part by the fact that earnings grew significantly in real (inflation-adjusted) terms: real average gross weekly earnings for the first quarter of 2016 were 1.6% higher than in the same quarter of 2015.[29]

6.21 With an overall vacancy level of 10.2%, Cheshire East falls below the average national vacancy rate of 12.5%.[30] Table 6.5 shows that the picture varies across the Borough. Whilst ten centres have increased the number of occupied units, three centres have regressed, which are Alderley Edge, Congleton and Poynton. There are three town centres that exceed the national average vacancy rate. (See also Table C1, Appendix C).[31]

Table 6.5 R1: Vacancy Levels (2013/14 to 2015/16)

Centre	No. Units			%
	2013/14	2014/15	2015/16	
Alderley Edge	4	4	7	7.4
Alsager	8	9	7	5.9
Congleton	50	47	53	15.5
Crewe Town Centre	52	58	44	19.1
Crewe, Nantwich Road	24	21	12	7.6

27 http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/cheshire_town_centres_study.aspx
28 Source: 'Retail Sales in Great Britain: November 2016 ONS statistical release, 15 December 2016: https://www.ons.gov.uk/businessindustryandtrade/retailindustry/bulletins/retailsales/nov2016. The figures quoted above are seasonally adjusted.
29 Source: EARN01 (seasonally adjusted average weekly earnings) data tables, 'UK labour market: Jan 2017', ONS statistical release, 18 January 2017. The figure quoted above relates to total pay (including bonuses as well as regular pay).
30 http://blog.localdatacompany.com/britains-shop-vacancy-continues-to-fall-to-12.5-in-january
31 Indicator R6: CEBC Spatial Planning, Retail Application Monitoring Database (2016).

Centre	No. Units			%
	2013/14	2014/15	2015/16	
Handforth	10	12	8	10.4
Knutsford	16	16	12	5.0
Macclesfield	68	87	64	11.1
Middlewich	17	15	12	13.6
Nantwich	8	13	12	4.8
Poynton	5	5	9	7.1
Sandbach	22	23	20	8.5
Wilmslow	26	26	24	8.5
Total	**310**	**336**	**284**	**10.2**

Poynton Town Centre

6.22 There has been a general decrease in the number of A1 uses, with the exception of Handforth, which has not gained or lost, or Alsager, Crewe town centre/Nantwich Road and Sandbach, which have an increased proportion of A1 uses. There has been a general decrease in the number of A2 uses, with the exception of Alderley Edge and Handforth, neither of which have gained or lost. The number of food and drink type uses, and 'other' uses have grown in the majority of centres. The decrease in the number of A2 uses, and increase in the number of 'other' uses is partially due to the change in the use class of betting offices from A2 to Sui Generis, in line with The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015.[32]

6.23 There were no appeals in relation to retail schemes during the monitoring period.

6.24 Cheshire East has continued to see new shopping and office development. Table 6.6 shows that the majority of office, leisure and retail development has taken place outside town centres.

32 http://www.legislation.gov.uk/uksi/2015/597/pdfs/uksi_20150597_en.pdf

Table 6.6 R6: Retail, Office and Leisure Floorspace Completions (2015/2016)

Use Class	Completed Within Town Centres		Completed Outside Town Centres		Cheshire East Total	
	Gross (m^2)	Net (m^2)	Gross (m^2)	Net (m^2)	Gross (m^2)	Net (m^2)
A1	17.30	-1,815.50	4,655.83	2,861.03	4,673.13	1,045.53
A2	330.00	330.00	189.00	-901.00	519.00	-571.00
B1a	0.00	-1,214.00	4,431.00	2,924.00	4,431.00	1,710.00
D2	773.29	773.29	6,996.90	6,996.90	7,770.19	7,770.19
Total	**1,120.59**	**-1,926.21**	**16,272.73**	**11,880.93**	**17,393.32**	**9,954.72**

Working Together

6.25 The Council has continued to actively promote our towns through various initiatives; more details on these can be found in the Economic Development Strategy.[33] Progress during the monitoring period is as follows:

Macclesfield

6.26 Macclesfield town centre - In early 2015, following the withdrawal of the intended retail anchor tenant from the proposed 'Silk Street' development proposal, the developers of that scheme confirmed it was no longer viable. In response, the Council confirmed its commitment to the revitalisation of the town centre and, in view of reduced predictions for requirements in retail floor space and the relative strength of the food and drink sectors, resolved to market a town centre site in its ownership to enable the delivery of a regenerative leisure led scheme. In addition £1M of Council capital funds has been made available to enhance the public realm in the core of the town centre to complement the intended new leisure scheme.

6.27 In October 2015, an outline planning application was approved at Strategic Planning Board - subject to outstanding comments from Sport England, updated retail assessment and prior completion of a Section 111 Agreement - to bring forward the first phase of the ambitious plans for the South Macclesfield Development Area (SMDA). The proposals are intended to unlock the residential-led regeneration potential of the SMDA; a site that has been designated for development for many years. The first phase, to be developed on CEC-owned land, includes up to 225 new homes, up to 7,432 sq. m GIA of retail development, replacement/updated playing fields and the first section of the proposed Congleton Road – London Road link road.

33 Economic Development Strategy for Cheshire East, June 2011 www.cheshireeast.gov.uk/business/business_information/economic_development_strategy.aspx

Crewe

- Public investment in Crewe during 2015/16 increased, reflecting the Council's approach to ensuring it is well-placed to benefit from the proposed HS2 Station, which the Government gave support to in its Autumn Statement of 2015.
- Two key road schemes connecting the town centre to the A500 opened; David Whitby Way (a southern extension of the Crewe Green Link Road) and Jack Mills Way. Totalling over £30m in investment, both roads open up new development sites in Basford, which will foster the creation of hundreds of new jobs and homes.
- Over the summer, as part of its 'Your Town, Your Choice' consultation with Crewe stakeholders the Council sought views on its draft 'Crewe Town Centre Regeneration Framework for Growth', which advocated a strengthening of the Council's 'Town Centre first' approach to regeneration, and identified a number of key sites for potential redevelopment. Consultation events were held with local residents and businesses, and elicited nearly 1,200 response, which resulted in a strong endorsement of both its overall vision and its regeneration objectives:

  - 94% support plans for more investment and regeneration in Crewe town centre
  - 79% agree with the proposed Vision.
  - In terms of the Framework's Objectives, by far the strongest response related to its primary objective, Objective 1: investment in the town centre by bringing vacant sites back into use, intensifying the use of underperforming sites and utilising Cheshire East Council's assets

- The final version of the Regeneration Framework[34] was approved and published in December 2015.
- Reflecting the acknowledged importance of the town centre, the Council completed the £6m acquisition of the Royal Arcade site from Redefine International (Cabinet decision 16th April 2015), and commenced the procurement of a development partner to transform the site for a mixed-use scheme to include leisure and retail uses as well as a new Bus Station (Cabinet decision 29 September 2015). Meanwhile, the Council completed the construction of its new £15m Lifestyle Centre, which incorporated new swimming pools, a gym, library and social care facilities. A number of ageing existing facilities were closed down, including the former Oakley Centre (part of the former Victoria School site), which was being refurbished in preparation for the first phase of the new Crewe University Technical College, scheduled to open in September 2016.
- Commercial investment in Crewe continued apace, with UBS securing new tenants at Grand Junction Retail Park – including Bella Italia, Chiquito and Nando's. Elsewhere, Henderson UK Property acquired the B&Q investment for over £24m.

6.28 Significant applications that have been granted consent during this monitoring period are listed in Table 6.7.

34 http://www.cheshireeast.gov.uk/business/major_regeneration_projects/major_regeneration_projects.aspx

Table 6.7 Planning Consents for Developments of over 500sqm (gross) Floorspace (2015/16)

Application Number	Address	Proposal
15/3673C	Land at Manor Lane, Holmes Chapel	Erection of a foodstore (Use Class A1), together with associated service area, car parking, landscaping and access.
14/4031C	Somerford Park Farm, Holmes Chapel Road, Somerford	Change of use of covered riding arena to retail (A1) with ancillary storage.
13/4121C	Former Twyford Bathrooms Ltd, Lawton Road, Alsager	Demolition of all existing buildings and the construction of a new retail foodstore; parking and circulation spaces; formation of new pedestrian and vehicle accesses; landscaping and associated works (re-submission of 12/0800C).
15/2570N	3 Grand Junction Way, Crewe	Proposed works to extend an existing retail (Class A1) building by 748 sq.m.
15/2057M	1 Lyme Green Retail Park, Brindley Way, Macclesfield	Extension to time limit of 10/0995M - enclosure of existing retail garden centre.

Tourism

6.29 Data on tourism sector activity is available from the Scarborough Tourism Economic Activity Monitor (STEAM). STEAM is a nationally-recognised model that uses a range of sources (for example visitor surveys, hotel occupancy rates and footfall figures) to inform its estimates.

Little Moreton Hall by Richard9th

6.30 As the latest STEAM data show,[35] the tourism sector makes a significant contribution to Cheshire East's economy, with the sector being worth an estimated £842m in 2015. The STEAM data puts the number of visitors at 15.2m for 2015 and the number of visitor days at 16.9m. In 2015, day visitors made up 90% of all visitors, 82% of visitor days and 74% of tourism revenue. People staying with friends and relatives made up 9% of visitor days, but accounted for a much smaller share of visitor numbers (4%) and revenue (3%). People staying in serviced accommodation (such as hotels and B&Bs) accounted for just 5% of all visitors and 8% of visitor days, but spent much more than other visitors and hence contributed an estimated 21% of all the Borough's tourism revenue. Other visitors (those staying in non-serviced accommodation) accounted for only 2% of visitor days and an even smaller share of visitors and revenue.

6.31 The same estimates also indicate that the sector contributes an estimated 11,100 of Cheshire East's jobs (8,800 directly, with a further 2,300 being supported indirectly).

35 Source: Cheshire East STEAM Final Trend Report for 2009-15, June 2016.

6.32 Other achievements include wins for Cheshire East tourism businesses at the Marketing Cheshire Tourism Awards 2015. The Awards encourage venues to become accredited, offering visitors an assurance of good quality. Awards over the monitoring period were:

- Excellence in Business Tourism Award Winner - Crewe Hall
- Outstanding Customer Service Award Winner - Lesley Tait, Stockley Farm Park
- Team of the Year Winner - The Golf Team, The Mere Golf Resort & Spa
- Tourism Pub of the Year Winner - The Cholmondeley Arms

6.33 Peckforton Castle was highly commended in the 'Large Hotel of the Year' category at the Visit England Awards for Excellence 2015.

6.34 With beautiful countryside, charming market towns and a rich heritage, Cheshire East has a lot to offer tourists and the Council will continue efforts to market the Borough as a visitor destination. Cheshire East's updated Visitor Economy Strategy (2016-2020),[36] adopted by Cabinet in February 2016, has encouraged partnership working with Marketing Cheshire, tourism clusters and with individual tourism businesses to encourage more people to visit the area. There are a number of themes that will guide the updated strategy, including 'Quality of Place, Infrastructure, Dwell time, Skills & Investment'. These will align with the strategic themes of the visitor economy including our 'Key attractors; developing a rural tourism offer; food & drink; international, industrial heritage and stargazing; major events and business tourism'.

6.35 The updated Strategy was adopted by CEC in 2016 with an ambitious target of growing the value of the visitor economy to Cheshire East to £1bn by 2020.

Mow Cop

6.36 The Council is also working with and supporting a number of tourism business networks including Cheshire's Peak District, Nantwich & South Cheshire and the East Cheshire Hotels Association.

6.37 There are a number of projects in the pipeline that would boost the Borough's tourism offer in coming years, including the Tour of Britain Cycle Race, Quarry Bank Mill and major developments in Macclesfield and Crewe.

6.38 Cheshire East Council is continuing to work closely with Visit Peak District to maximise national marketing opportunities of the Peak District for Cheshire Peak District tourism businesses.

36 www.cheshireeast.gov.uk/business/business_information/visitor_economy.aspx

Conclusion

Economy

6.39 Gross employment floorspace completions (19,071 sq.m) are slightly higher than the previous year. Cheshire East maintains a high supply of employment land, most of which is allocated or committed for development, and a number of planning applications for employment uses have been approved by the Council.

6.40 The national shop vacancy rate slightly decreased over the monitoring period taking it to 12.5%, compared to Cheshire East, which has a 10.2% vacancy rate, with ten centres increasing the number of occupied units. The majority of office, leisure and retail development has taken place outside town centres.

Tourism

6.41 Cheshire East's tourism sector contributed over £800m to the economy in 2015 and the sector accounts for over 11,000 of the Borough's jobs.[37] Several local companies were successful at the Marketing Cheshire Annual Awards 2015. The Council continues to support tourism through the Cheshire East Visitor Economy Strategy.

Actions Needed

6.42 The key actions needed in relation to planning for the local economy and for tourism in Cheshire East are:

Economy

- Maintain a suitable distribution and size of sites (including sites currently in employment use) for economic development across the Borough.
- Continue work to bring forward major allocated sites at Crewe, Macclesfield and Middlewich to ensure a supply of high quality deliverable sites.
- Continue to bring forward the town centre scheme in Macclesfield.
- Consider measures to improve the attractiveness of the town centres to investors/retailers, including through continued partnership working.

Tourism

- Make sure that the leisure and cultural facilities needed to encourage tourism continue to be taken into consideration as part of the ongoing Local Plan process.
- Support the aims of the Cheshire East Visitor Economy Strategy through:
  - Supporting the industry in increasing the number of overnight stays;
  - Promoting good design in the built environment and public space;
  - Protecting the quality of natural and historic landscapes;
  - Improving the provision of arts and heritage; and
  - Enhancing the visitor experience through improvements to the public realm.

37 Source: Cheshire East STEAM Final Trend Report for 2009-15, June 2016.

Chapter 7: Minerals and Waste

Minerals

7.1 Cheshire East contains a range of mineral resources of local and national economic importance. Minerals currently worked in the Borough include silica sand, sand and gravel, sandstone, salt and peat.

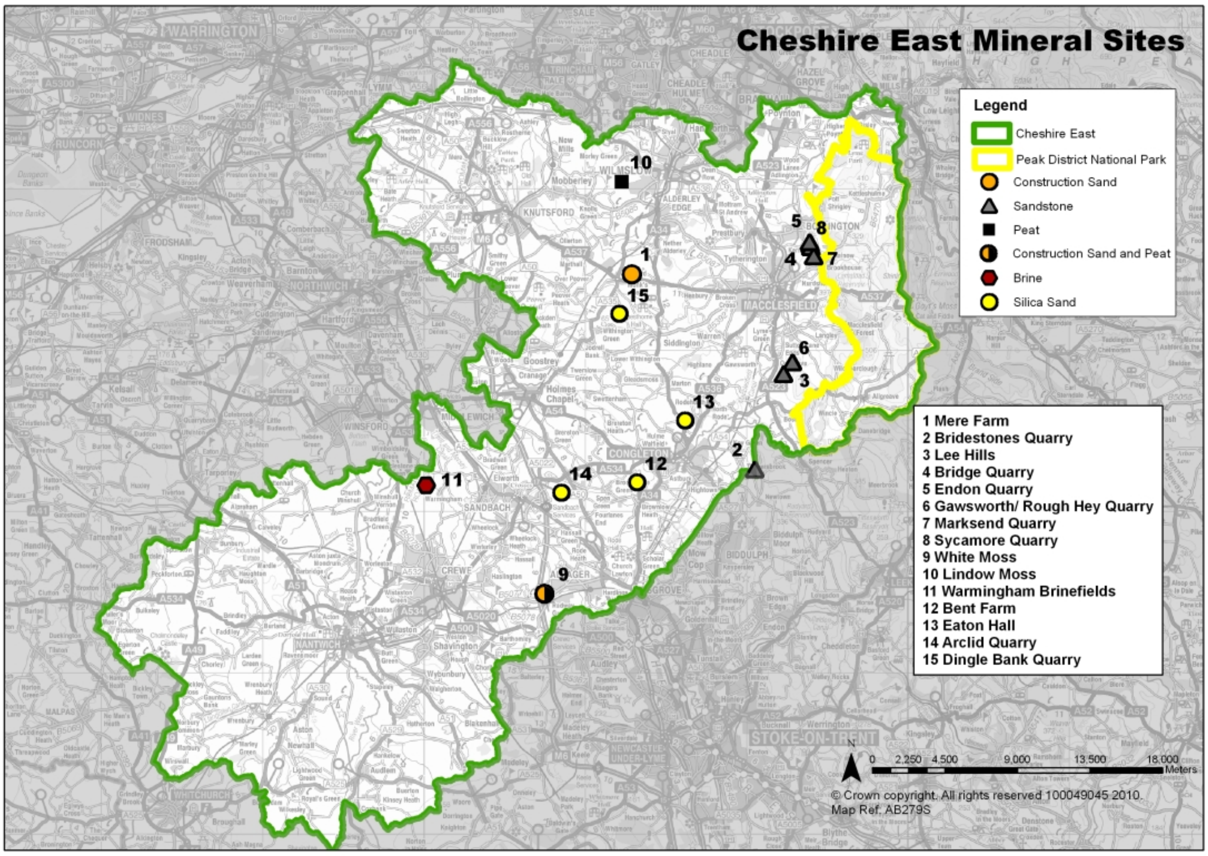
7.2 High quality silica sands are extracted at four sites. The principal use of silica (or industrial) sand is as a raw material in a range of industrial processes, notably glass manufacture and foundry casting.

7.3 Construction sand and gravel are further key resources present in Cheshire East and, along with limited amounts of crushed rock, are extracted primarily for use as aggregate materials in building. Permitted extraction sites are situated across the Borough (see Map 7.1).

7.4 The Cheshire sub-region contains some of the most significant salt resources in the country. Salt is produced in the form of brine at a site close to Warmingham and distributed nationwide for use in chemical manufacturing and food production. In recent years, the underground cavities created in brine extraction have been converted and utilised for the storage of natural gas.

7.5 Peat deposits can be found in areas across Cheshire East and it is used primarily in the horticulture industry. Although demand for peat has decreased over the years due to environmental concerns, there is one longstanding site in the Borough currently extracting peat, although their operations are relatively small in scale.

Map 7.1 Mineral Sites in Cheshire East



Sales of Primary Land-Won Aggregates

Table 7.1 Sales of Primary Land-Won Aggregates in the Cheshire Sub-Region (2005 to 2015) (million tonnes) (1)

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Cheshire East Sand and Gravel	-	-	-	-	-	0.42	0.26	0.40	0.41	1.67	1.83
Cheshire East Crushed Rock	-	-	-	-	-	0.001	0.001	0.001	0.001	0.001	0.001
Cheshire sub-region [38] Sand and Gravel	1.58	1.44	1.51	1.17	0.87	0.96	0.92	0.96	0.83	2.09	2.47
Cheshire sub-region Crushed Rock[39]	0.05	0.03	0.05	0.03	0.02	0.001	0.001	0.001	0.001	0.001	0.002

1. Source: North West AWP Annual Monitoring Report 2015

38 Note: Cheshire Sub-Region combines Cheshire East and Cheshire West and Chester Boroughs
39 Note: Cheshire West and Chester does not contain permitted crushed rock resources

7.6 Sales of land-won sand and gravel in the Cheshire sub-region fell sharply from 2009 and have since remained steady but relatively depressed. Sales from Cheshire East fell during 2011 to 0.26mt but increased to 0.40 mt and 0.41 mt during 2012/2013. Since 2014 there has been a dramatic increase in land-won sand and gravel sales to 1.67mt in 2014 increasing to 1.83 mt by 2015. Due to the relatively new monitoring regime for the former Cheshire sub-region it is not possible to monitor any long term sales pattern for Cheshire East.(40)

Production of Secondary and Recycled Aggregates

7.7 No further data has been made available on the production of secondary or recycled aggregates since the previous reporting year. Until provision of consistent data in this field is made mandatory, evidence gaps will remain and data will continue to be considered unreliable at best.

New Permitted Minerals Supply

7.8 There were no applications determined for the release of additional mineral resources in this monitoring year. (41)

Mineral Landbanks

7.9 At the end of 2015, aggregate landbanks for the Cheshire sub-region remained at 122.5 years for crushed rock and 29.75 years for land-won sand and gravel.(42) The landbanks have now been divided between the two sub-regions, with each having its own annual apportionment figure, although Cheshire East is the only area in the Cheshire sub-region that produces crushed rock.

7.10 Based on the new annual apportionment figures, the sand and gravel landbank across sites in Cheshire East stood at 19.75 years at the end of 2015,(43) which is considerably above the minimum seven year national policy indicator. However, it should be noted that the exact proportion of aggregate reserves, as part of larger reserves of industrial sand, is not known and therefore provision fluctuates in response to demand year on year.(44)

40 Source: North West AWP Annual Monitoring Report 2015
41 Cheshire East Development Management
42 Source: North West AWP Annual Monitoring Report 2015
43 Source: North West AWP Annual Monitoring Report 2015
44 National Planning Policy Framework (2012)

7.11 The crushed rock landbank across sites in Cheshire East remained at 122.5 years at the end of 2015.[45] This remains significantly higher than the national policy indicator of at least 10 years.[46] Overall sales of crushed rock from sites in Cheshire East are low. This is because the material is a relatively low grade aggregate and is generally sold as a secondary product to sandstone extracted as dressing stone.

7.12 At the end of the current monitoring period, one of the four active silica sand quarries located in Cheshire East is understood to hold a landbank of 10 years or more in line with the national policy indicator.[47]

Table 7.2 Cheshire Land-Won Aggregate Landbanks (at 31st December 2015)

	Landbank at 31/12/2014	Permitted Reserves at 31/12/2015	Annual Average Apportionment Requirement 2005 to 2020 (mt)	Landbank at 31/12/2015
Aggregate Land-Won Sand and Gravel				
Cheshire East	20.15 years	14.03mt	0.71mt	19.75 years
Cheshire Sub Region	-	-	-	-
Aggregate Crushed Rock				
Cheshire East	122.5 years	4.9mt	0.04mt	122.5 years
Cheshire sub-Region[1]	122.5 years	4.9mt	0.04mt	122.5 years

1. Note Cheshire West and Chester does not contain permitted crushed rock resources

Waste

NPPF and National Planning Policy for Waste (October 2014)

7.13 The NPPF does not include specific waste policies. The National Planning Policy for Waste was published in October 2014 and sets out detailed waste policies for Local Planning Authorities to have regard to in preparing their Local Plans.

45 Source: North West AWP Annual Monitoring Report 2015
46 National Planning Policy Framework (2012)
47 National Planning Policy Framework (2012)

Capacity of New Waste Management Facilities

7.14 In 2015/16 a number of waste applications were approved:

- An extension to a hazardous waste transfer station handling chemical waste at Brooks Lane, Middlewich was approved in November 2015 (Ref:15/2740W).
- An extension to the operational life at Danes Moss Landfill to 31 December 2014 with final restoration of the site by 31 December 2015 was approved in November 2015 (Ref:12/3240W).
- An extension to the life of a compost site for 10 years at Higher Smallwood Farm, Scholar Green was approved in July 2015 (Ref:15/2296W).
- A new environmental hub in Middlewich, including a new waste transfer station handling 50,000 tonnes per annum of organic garden waste and 50,000 tonnes per annum of co-mingled dry recyclable waste, and a new refuse derived fuel processing facility handling 100,000 tonnes per annum of residual municipal solid waste, was approved in December 2015 (Ref: 15/2355W).

Table 7.3 Waste Management Capacity Change [(1)]

	Monitoring Year	
	2014/15	2015/16
No. of planning applications proposing new capacity granted permission	2	2[(2)]
Total new capacity (tonnes per annum)	115,000	220,000

1. Source: Cheshire East Council Development Management
2. One site provides capacity for 20,000 tonnes per annum of hazardous recycling. The second provides capacity for recycling 100,000 tonnes per annum of residual municipal solid waste and storage of 100,000 tonnes of green and organic waste.

Cheshire East Local Authority Collected Waste (LACW) Arisings

Table 7.4 Cheshire East Waste Statistics (2015/16) [(1)]

	Total LACW	Total House-hold Waste	Non House-hold Total Waste	LACW - sent for Recycling/ Composting /Reuse	LACW - not sent for Recycling (landfill)	Incineration with Energy from Waste	Incineration without Energy from Waste
Amount (tonnes)	197,198	183,337	13,861	112,439	54,634	30,433	0

1. Source: DEFRA, Local Authority collected waste statistics - Local Authority data (England) 2015/16

7.15 In 2015/16, 197,198 tonnes of waste material was collected by Cheshire East, of which 183,337 tonnes was collected from households across the Borough. This marks a 1% increase from the previous year. Of the total amount, 55.3% was sent for either recycling or composting. The remainder was sent to landfill or incinerated (with energy generated). Recycling and composting rates of LACW arising from Cheshire East have steadily increased since 2010/11.

7.16 Cheshire East Council continues to effectively deliver its simple to use three bin alternate weekly collection service with a recycling rate of 55.3% in 2015/16 (latest official figures), this ranks the Council in the top 10% nationally for the seventh year in a row. When comparing unitary authorities, Cheshire East is sixth best in England and the second best Unitary Council in the North West.[48]

Household Waste Collected per Head (kg) per Annum

7.17 The average amount of household waste collected per head of population in Cheshire East in 2015/16 was 484.8kg. This marks a small increase on the previous year's amount (467kg).[49]

Amount of Commercial & Industrial (C&I) Waste Arisings and Percentage Recycled/Composted

7.18 No further data has become available on C&I waste arisings and its management in Cheshire East since the previous reporting year. Actions to improve the availability of data on the waste stream and its management are being supported.

Amount of Construction, Demolition & Excavation Waste (CD&E) Arisings Generated and Percentage Recycled/Composted

7.19 No further data has become available on CD&E waste arisings and its management since the previous reporting year. Actions to improve the availability of data on the waste stream and its management are being supported.

7.20 A target to recover at least 70% (by weight) of construction and demolition waste by 2020 has been set in the revised EU Waste Framework Directive (2008). This target came into effect with the implementation of The Waste (England and Wales) Regulations in 2011.

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48 Information available at http://www.cheshireeast.gov.uk/waste_and_recycling/waste_strategy_and_performance.aspx

49 DEFRA, Local authority collected waste statistics - Local Authority data (England) 2015/16

Conclusion

Minerals

7.21 Sales of land won aggregates has remained steady since 2008 but are still relatively depressed. Sales have risen significantly since 2014 to 1.67mt and 1.83 mt in 2015. Separate sales data for the newly created Mineral Planning Authority areas comprising the Cheshire Sub-Region is now becoming available, although it is uncertain if this represents the average production from each area.

7.22 Based on the revised sub-regional apportionment figures, Cheshire East's sand and gravel landbank is well above the seven year landbank national indicator at 19.75 years, however the exact proportion of aggregate reserves, as part of larger reserves of industrial sand, is not known. There is only one sand and gravel site in Cheshire East and this has limited reserves; the majority of sand and gravel is supplied from the silica sand sites. Cheshire East's crushed rock landbank remains significantly over its 10 year target, at 122.5 years. A 10 year landbank is not maintained at all silica sand sites.

Waste

Waste management facility

7.23 Overall Local Authority Collected Waste arisings from Cheshire East has risen slightly since the previous year while recycling/composting rates have increased further, exceeding Government targets of 50%. This is due to the implementation of a revised collection scheme for recyclables, which is reducing the levels of residual waste sent to landfill.

7.24 Two new facilities with waste management capacity have been granted planning permission in this monitoring year providing 220,000 tonnes of new capacity for recycling.

Actions Needed

7.25 Further actions identified in relation to minerals and waste planning in Cheshire East include:

- Prepare a Local Aggregate Assessment as required by the NPPF to assess the demand for and supply options of aggregates in Cheshire East;
- Prepare policies in the Local Plan to ensure a steady and adequate supply of aggregates and maintain mineral landbanks in line with national policy;
- Continue implementation of Cheshire Replacement Waste Local Plan policies in supporting the delivery of new waste facilities consistent with the principles of the Waste Hierarchy;

- Consider how Local Plan policies should address sufficient provision of appropriate waste management facilities in Cheshire East, based on updated evidence on the Borough's waste management needs;
- Consider the effects of reduced amounts of waste being sent to landfill on the consented lifespans of existing landfill sites and the impacts on their final restoration; and
- Support further actions to improve the availability of data on C&I and CD&E waste streams.

Chapter 8: Transport and Infrastructure

8.1 With regards to enhancements to infrastructure:

- Highways England are currently building a new A556 link road between the M6 and M56 to better connect the M6 corridor to Manchester International Airport and Manchester.
- Work was completed on the M6 junction improvements at Junctions 16 and 17 to ease access to and from the motorway.
- Work was completed on the Crewe Green Link Road South (December 2015) and Basford West Spine Road (July 2015), which will provide access to unlock the Basford East and West development areas.
- The Council has established the preferred route for the Poynton Relief Road, and an application for planning permission for the Congleton Link Road has been submitted (planning ref: 15/4480C).

Infrastructure Delivery Plan

8.2 The Council has produced an Infrastructure Delivery Plan (IDP) to support the LPS. The IDP specifies the infrastructure needed to support the scale, distribution and phasing of new development anticipated to take place in Cheshire East, including infrastructure needs and costs, phasing of development, funding sources, and responsibilities for delivery. Progress on projects contained in the IDP will be reported on in future AMRs.

Playing Pitch Strategy and Indoor Sports Strategy

8.3 Cheshire East Council has been working closely with Sport England and the various National Governing Bodies for Sport, plus other partners involved in sport and playing pitch provision, to produce a Playing Pitch Strategy and Indoor Sports Strategy. The Council is anticipating commissioning a leading expert consultancy in this field to complete the work.

8.4 The Strategies will support the implementation of policies in the LPS (Policies SC1,SC2 and SE6) including the protection of existing facilities, as well as securing appropriate new or improved facilities through new housing development proposals. The Strategies will also inform the preparation of policies in the Council's Site Allocations and Development Policies Document (SADPD), for example by identifying existing sites or facilities that need to be protected and enhanced and by allocating additional land, where necessary, for further sports facilities.

Open Space Assessment

8.5 The monitoring of existing open spaces and the provision of new open spaces is on-going and will feed into the production of the Policies Maps as part of the Council's SADPD.

Superfast Broadband

8.6 The Connecting Cheshire Partnership, comprised of Cheshire East, Cheshire West & Chester, Warrington and Halton Councils, is undertaking a £37m programme to bring fibre broadband to 98% of premises in Cheshire, Halton and Warrington. This will bring superfast fibre to over 96,000 additional premises mainly in our outlying and rural areas by summer 2018.

8.7 Funding for the programme has been provided by the Local Authorities in the Partnership, Broadband Delivery UK, BT and the European Regional Development Fund.

8.8 To date, the programme has installed over 500 new roadside fibre cabinets and brought fibre broadband in reach of 85,000 homes and businesses in Cheshire and, when combined with commercial providers' coverage, more than 96% of homes and businesses are now able to access fibre broadband. There has been strong take-up of fibre in the areas reached with almost 35% of premises upgrading to a faster speed. A Phase 2 roll-out to reach an additional 10,000 premises across Cheshire will start in summer 2016 and run until summer 2017, furthermore a Phase 3 roll-out is planned based on a 'gainshare' arrangement with BT whereby revenues generated from the Phase 1 roll-out are reinvested into the programme, and this is expected to reach a further 6,000 premises starting in summer 2017. A funding application to run a Phase 4 is also in development.

8.9 Recognising the value of high speed broadband and how the technology is used by businesses, the Connecting Cheshire Partnership has led a £1.5m Superfast Business Support Programme, which helped over 900 small and medium sized businesses.

Chapter 9: Environment

9.1 Conserving the natural environment and our built heritage is of great importance to the Government and to the Council, however, in times of austerity the challenge of financing schemes is heightened.

The Built Environment

Heritage At Risk

9.2 As illustrated in Table 9.1 there has been a reduction in the number of Listed Buildings and Scheduled Monuments at risk, and the number of Parks and Gardens of Historic Interest and Conservation Areas at risk have remained the same since the last monitoring period. Of the 76 Conservation Areas in Cheshire East, 35 (46%) have been assessed and reports produced, with work is ongoing to update existing assessments.[50]

Table 9.1 ECC4: Historic Assets at Risk

Asset	2013/14	2014/15	2015/16
Conservation Areas identified as at risk	8	7	7
Conservation Areas lost	0	0	0
Grade I Listed Buildings identified as at risk	3	6	4
Grade II* Listed Buildings identified as at risk	3	7	7
Grade II Listed Buildings identified as at risk[1]	-	-	1
Listed Buildings lost	0	0	13[2]
Scheduled Monuments identified as at risk	14	8	7
Scheduled Monuments lost	0	0	0
Registered Parks and Gardens of Historic Interest identified as at risk	1	1	1
Registered Parks and Gardens of Historic Interest lost	1	0	0

1. 13/14 and 14/15 not covered by Heritage at Risk
2. delisted

9.3 In order to tackle the increasing damage being done to heritage assets, a Heritage Crime Initiative (HCI) for Cheshire East was devised. The Initiative was supported by Committee in April 2012 and the Council is backing the Cheshire Constabulary Heritage Watch community initiative. Cheshire East Council is a member of the Alliance to Reduce Crime against Heritage (ARCH) and a signatory to the Memorandum of Understanding (MoU) with Historic England, Cheshire Police, the Crown Prosecution Service and other associated organisations. The progress made in Cheshire East will be reported in future AMRs.

50 Indicator ECC2: CEBC Heritage and Conservation, 2016

9.4 The Council is aware of heritage crime incidents in the Borough and is looking to monitor this through the next AMR.

The Natural Environment

9.5 The Council continues to seek to protect its natural heritage, however over the monitoring period a planning application for a link road in Congleton was granted planning permission that would result in the unavoidable loss of 1,873sq.m of ancient woodland; the Council has made every effort to minimise the impact through the use of design and mitigation measures.[51]

9.6 In Cheshire East there are 33 Sites of Special Scientific Interest (SSSIs). Nationally the objective is to improve the overall condition of SSSIs. According to the yearly Natural England SSSI habitat condition survey, 72% of Cheshire East's SSSIs are in favourable or unfavourable recovering condition, which is the same as the previous year, compared to an England-wide rate of 95.25%. Of Cheshire East's SSSIs, 7.4% are in an unfavourable declining state, which is the same as the previous monitoring period.[52]

9.7 In terms of flood risk no permissions were granted contrary to Environment Agency advice.[53] The Environment Agency did not object to any applications on water quality grounds during 2015/16.

Climate Change

Air Quality

9.8 Cheshire East has 13 Air Quality Management Areas, all of which were declared in response to a breach of the Annual Mean Nitrogen Dioxide Objective as a result of emissions from road traffic. Air Quality Management Areas now affect 11 wards across Cheshire East.[54]

9.9 Overall the results indicate that there has generally been an improvement in air quality ratings since the previous monitoring period.

9.10 New development planned in the Borough has the potential to significantly increase transport emissions and as such make Air Quality worse. Therefore the Council is developing a Low Emission Strategy aimed at incentivising low emission technologies through the development control system. A basket of measures would be available for developers to offset some of the increases such as Ultra Low Emission Vehicle technology, public transport enhancements, road network improvements and zero carbon transport options.

51 Core Indicator E2, Appendix A and ECC7, and ECC8 Appendix B
52 ECC10, Appendix B
53 ECC15, Appendix B
54 Table C.4, Appendix C - Indicator ECC11: CEC Air Quality Team (2016)

Renewable Energy

9.11 The Government is very keen to encourage the use of renewable resources and Cheshire East continues to address this.

Table 9.2 ECC19: Comparison of Past Renewable Energy Approvals

	2013/14	2014/15	2015/16
Total Approved Applications	6	7	19
Total Capacity (KW)	49,829.5	14,596	23,629

Solar Photovoltaic Cells

9.12 Over recent years, installing certain renewable energy technologies at the domestic scale has been made simpler due to alterations to planning regulations.[55] Therefore in some instances, renewable energy installations including solar panels, wind turbines and biomass boilers are considered 'permitted development'. As such they do not require planning permission and have therefore not been captured by this Report.

Conclusion

Built Environment

9.13 Cheshire East remains committed to the management and protection of the built environment. There are still historic assets at risk in the Borough. The Council is continuing to progress the HCI for Cheshire East and is also supporting the Cheshire Constabulary Heritage Watch community initiative.

Natural Environment

9.14 Cheshire East's policies to protect the natural environment against the impact of planning applications can be seen to be having a positive effect, with one exception being the unavoidable loss of ancient woodland due to an approved application for a link road. The Council has made every effort to minimise the impact.

Climate Change

9.15 There has generally been an improvement in air quality ratings since the previous monitoring period.

55 The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2011.

9.16 This year there has been an increase in the number of renewable energy approvals compared to previous years. Three large solar park proposals have gained approval during the year at Hatherton Lodge Farm, Nantwich (allowed on appeal); land south of Wood Lane, Bradwall, near Sandbach; and land north of Dairy House Farm, Worleston, which together have a capacity of 15.8 MW.

Appendices

Appendix A: Core Indicators

Table A.1 Business Development and Town Centres

Indicator	Description	Results			
		Gross		**Net**	
BD1	Total amount of additional employment floorspace	B1a: 4,431m^2 B1b: 0m^2 B1c: 924m^2 B1: 1,504m^2 B2: 8,289m^2 B8: 3,837m^2 Sui Generis: 0m^2 Mixed Use: 86m^2 Total: 19,071m^2		B1a: 3,738m^2 B1b: -50m^2 B1c: -1,294m^2 B1: 1,163m^2 B2: -24,758m^2 B8: 1,680m^2 Sui Generis: 0m^2 Mixed Use: 1,358m^2 Total: -20,879m^2	
BD2	Total amount of floorspace on PDL - by type	B1a: 3,978m^2 (90%) B1b: 0m^2 (0%) B1c: 924m^2 (100%) B1: 883m^2 (59%) B2: 7,049m^2 (85%) B8: 763m^2 (20%) Sui Generis: 0m^2 (0%) Mixed Use: 26m^2 (30%) Total: 13,623m^2 (91%)			
BD3	Employment land available	B1a: 7.37ha B1b: 0.00ha B1c: 1.07ha B1: 7.03ha B2: 0.29ha B8: 0.09ha Sui Generis: 0.00ha Mixed Use: 219.81ha Total: 235.66ha			
		Town Centre (2015/16)		**Local Authority Area (2015/16)**	
		Gross (m^2)	**Net (m^2)**	**Gross (m^2)**	**Net (m^2)**
BD4	The amount of completed floorspace (gross and net) for town centre uses within (i) town centre areas and (ii) the local authority area	A1: 17.30 A2: 330.00 B1a: 0.00 D2: 773.29	A1: -1,815.50 A2: 330.00 B1a: -1,214.00 D2: 773.29	A1: 4,673.13 A2: 519.00 B1a: 4,431.00 D2 7,770.19	A1: 1,045.53 A2: -571.00 B1a: 1,710.00 D2: 7,770.19

Table A.2 Housing

Indicator	Description	Results
H1	Plan period and housing targets	RSS has been revoked. The Council is in the process of producing the LPS. A Housing Development Study was undertaken to address the Inspectors' concerns regarding the planned level of housing growth. Sufficient land will be provided to accommodate the full, objectively assessed needs for the Borough of a minimum of 36,000 homes between 2010 and 2030. This will be delivered at an average of 1,800 net additional dwellings per year.
H2(a)	Net additional dwellings (past present and future)	See Figure 5.1 and Paras 5.24 to 5.28
H2(b)		
H2(c)		
H2(d)	Managed delivery target	See Figure 5.7 and Paras 5.20 to 5.23
H3	New and converted dwellings - on PDL	52% of dwellings on PDL
H4	Net additional pitches	4
H5	Gross affordable housing completions	See Table 5.3

Table A.3 Environmental Quality

<table>
<tr><th>Indicator</th><th>Description</th><th colspan="7">Results</th></tr>
<tr><td rowspan="2">E1</td><td colspan="8">Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.</td></tr>
<tr><td colspan="8">Water Quality: None; Flood Risk: None</td></tr>
<tr><td>E2</td><td>Change in areas of biodiversity importance</td><td colspan="7">A planning application for a link road was granted at appeal that would result in the unavoidable loss of 1,873sq.m of ancient woodland. The Council has made every effort to minimise its impact.</td></tr>
<tr><td rowspan="5">E3</td><td rowspan="5">Renewable energy generation</td><td></td><th>Wind: onshore</th><th>Solar photovoltaics</th><th>Hydro</th><th>Heat source</th><th>Biomass</th><th>Total</th></tr>
<tr><th>Approved applications</th><td>0</td><td>9</td><td>2</td><td>2</td><td>6</td><td>19</td></tr>
<tr><th>Approved capacity (kW) [1]</th><td>0</td><td>16,073</td><td>5,900</td><td>12</td><td>1,644</td><td>23,629</td></tr>
<tr><th>Installed applications</th><td>0</td><td>4</td><td>1</td><td>1</td><td>2</td><td>8</td></tr>
<tr><th>Installed capacity (kW)[2]</th><td>0</td><td>53,293</td><td>5,000</td><td>12</td><td>310</td><td>58,615</td></tr>
</table>

1. Capacity not stated on all applications
2. Capacity not stated on all applications

Table A.4 Minerals

Indicator	Description	Results
M1	Sales of primary land-won aggregates	Sand and Gravel: 1.83mt Crushed Rock: 0.002mt
M2	Sales of secondary and recycled aggregates	No updated data available (see AMR 2009/10)

Table A.5 Waste

Indicator	Description	Results
W1	Capacity of new waste management facilities	220,000 tonnes per annum (200,000 LACW/including storage of green and organic waste, 20,000 tonnes per annum hazardous waste)
W2	Amount of Local Authority Collected Waste (LACW) arisings and management type	**Total LACW Waste: 197,198 tonnes**[56] **Recycled/Composted/Reused:** 112,439 tonnes (57%) **Energy Recovery:** 30,433 tonnes (15.4%) **Landfill:** 54,634 tonnes (27.7%)

56 Figures will not total owing to dataset used

Appendix B: Table of Indicators

Table B.1 Cheshire East Borough Council Monitoring Framework

<table>
<tr><th>AMR Indicator Ref</th><th>Additional Ref*</th><th>Indicator Type</th><th>Indicator</th><th>Datasource</th><th colspan="2">2015/16 Result</th><th colspan="2">Trend Data</th><th>Benchmark/Comparator Data/Comments</th></tr>
<tr><td colspan="10">Population and Housing</td></tr>
<tr><td>H1</td><td>-</td><td>Contextual</td><td>Population size</td><td>ONS mid-year population estimates 2009 to 2015. ONS Crown Copyright 2017. ONS licensed under the Open Government Licence v. 3.0.</td><td colspan="2">375,400 (2015)</td><td colspan="2">374,200 (2014)
372,700 (2013)
372,100 (2012)
370,700 (2011)
369,100 (2010)</td><td>The population of the Borough has increased since 2010.</td></tr>
<tr><td>H3</td><td>-</td><td>Contextual</td><td>Population Forecast</td><td>Population forecasts produced by Opinion Research Services (ORS) for the Cheshire East Housing Development Study 2015, ORS, June 2015, Local Plan Examination Library Reference [PS E033] (1)</td><td colspan="4">Growth from 369,100 in base year (2010) to 427,100 (2030)</td><td>N/a</td></tr>
<tr><td rowspan="13">H5</td><td rowspan="13">SA6</td><td rowspan="13">Significant Effect</td><td rowspan="13">Number of crimes</td><td rowspan="13">ONS</td><td>Type of Crime</td><td>2010/11</td><td>2011/12</td><td>2012/13</td><td rowspan="13">Cheshire East has seen falling crime rates in several categories and an increase in some others.</td></tr>
<tr><td>Violence without injury</td><td>1,881</td><td>1,972</td><td>2,130</td></tr>
<tr><td>Violence with injury</td><td>1,858</td><td>1,826</td><td>1,453</td></tr>
<tr><td>Drug offences</td><td>801</td><td>801</td><td>690</td></tr>
<tr><td>Sexual offences</td><td>225</td><td>258</td><td>251</td></tr>
<tr><td>Fraud (and forgery)</td><td>733</td><td>643</td><td>468</td></tr>
<tr><td>Robbery</td><td>74</td><td>98</td><td>66</td></tr>
<tr><td>Criminal damage and arson</td><td>3,875</td><td>3,726</td><td>3,180</td></tr>
<tr><td>Domestic burglary</td><td>1,167</td><td>1,019</td><td>853</td></tr>
<tr><td>Non-domestic burglary</td><td>1,480</td><td>1,297</td><td>1,158</td></tr>
<tr><td>Vehicle offences</td><td>1,768</td><td>1,515</td><td>1,635</td></tr>
<tr><td>Other theft offences</td><td>5,541</td><td>5,241</td><td>4,914</td></tr>
<tr><td>Other offences</td><td>262</td><td>243</td><td>738</td></tr>
<tr><td>H7</td><td>SA3 and SA4</td><td>Significant Effect</td><td>Most deprived LSOAs within England</td><td>IMD (Index of Multiple Deprivation) data from the 2015 English Indices of Deprivation, Department for Communities & Local Government, Sept 2015(1)</td><td colspan="4">23 of Cheshire East's 234 LSOAs rank among the most deprived 25% of English LSOAs (unchanged from 2010) and six of these are among England's most deprived 10% (up from five in 2010). See main body of AMR 2015/16 for further details.</td><td>No comparable data calculated at North West level.</td></tr>
<tr><td>H8</td><td>H1</td><td>Core Output</td><td>Plan period and housing targets</td><td>CEBC Local Plan (Housing Database)</td><td colspan="5">RSS has been revoked. The Council is in the process of producing the LPS. A Housing Development Study was undertaken to address the Inspectors' concerns regarding the planned level of housing growth. Sufficient land will be provided to accommodate the full, objectively assessed needs for the Borough of a minimum of 36,000 homes between 2010 and 2030. This will be delivered at an average of 1,800 net additional dwellings per year.</td></tr>
</table>

AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2015/16 Result	Trend Data	Benchmark/Comparator Data/Comments
H9abc	H2a-c	Core Output	Net additional dwellings (past and present)	CEBC Local Plan (Housing Database)	See Figure 5.1 and Para 5.5		N/a
H9d	H2d	Core Output	Managed delivery target	CEBC Local Plan (Housing Database)	See Figure 5.7 and Para 5.20 to 5.23		N/a
H9e	-	Local Output	5 year supply	CEBC Local Plan (Housing Database)	See Para 5.24 to 5.28		N/a
H10	H4	Core Output	Net additional pitches	Cheshire Partnership Gypsy Traveller Coordinator	Four additional pitches in 2015/16	24 additional pitches in 2014/15	N/a
H11	H5	Core Output	Gross affordable housing completions	CEBC Local Plan (Housing Database)	See Table 5.3		N/a
H12	SA1	Significant Effect	Average house price in the Borough	Land Registry House Price Index (HPI), December 2016 release (including data up to October 2016) (2)	2016: £202,600 (figure relates to March)	2015: £193,100 2014: £185,800 2013: £176,900 2012: £172,900 (figures relate to March of each year)	North West: 2016: £141,400 2015: £135,300 2014: £130,100 2013: £127,000 2012: £127,800
H15	H3	Core Output	New and converted dwellings - on PDL	CEBC Housing Database	2015/16: 52% of dwellings on PDL	2014/15: 70% of dwellings on PDL	This represents an decrease of 18%.
H16	SA16	Significant Effect	Number of vacant dwellings	Empty Homes Agency www.emptyhomes.com	2015: 4,036 empty dwellings	2014: 4,163 empty dwellings	This equates to 2.4% of the Borough's housing stock.
H17	SA16[†10]	Significant Effect	Amount of PDL	CEBC Brownfield Land Register	Data gap		
H18	-	Contextual	Fuel Poverty	'Sub-regional Fuel Poverty (England)' data tables for 2014 and 'Fuel Poverty Statistics Detailed Tables' for 2014, DECC, June 2016.(3) Figures are for the Low Income High Costs definition of fuel poverty.	2014 All CE households: 162,174 Homes in fuel poverty: 16,343 Percentage in fuel poverty: 10.1%	Cheshire East % in fuel poverty: 2013: 8.8% 2012: 9.5% 2011: 11.6%	North West (2014): 11.2% England (2014): 10.6%
Economy							
E1	-	Contextual	Working age population (16 to 64)	ONS mid-year population estimates 2009 to 2015. ONS Crown Copyright 2017. ONS licensed under the Open Government Licence v. 3.0.	227,000 (2015)	227,500 (2014) 228,700 (2013) 230,800 (2012) 233,000 (2011) 232,900 (2010)	The working age population (16 to 64) has reduced since 2011.
E2	-	Contextual	Labour supply (economically active population) and economic activity rate for working age	Annual Population Survey (residence-based dataset), Apr 2009 – Mar 2010 to Apr 2015 – Mar 2016, ONS, NOMIS. ONS Crown Copyright. https://www.nomisweb.co.uk/	181,700 (79.5%) (Apr 2015 – Mar 2016)	76.9% (2014/15) 76.0% (2013/14) 78.4% (2012/13) 79.7% (2011/12) 78.1% (2010/11)	Figures for Apr 2015 – Mar 2016: North West 75.5%; UK 77.7%

AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2015/16 Result	Trend Data	Benchmark/Comparator Data/Comments
			population (16 to 64) - current)				
E3	-	Contextual	Labour supply (economically active population) –future change	Population forecasts produced by ORS for the Cheshire East Housing Development Study 2015, ORS, June 2015, Local Plan Examination Library Reference [PS E033](4)	Growth from 189,700 in base year (2010) to 207,100 (2030)		N/a
E4	SA17[t3]	Significant Effect	Count of active enterprises	Business Demography – 2015: Enterprise Births, Deaths and Survivals, ONS, Nov 2016.	19,200 (622 per 10,000 residents aged 16+) (2015)	18,700 (2014) 18,100 (2013) 17,700 (2012) 17,500 (2011) 17,600 (2010)	2015 rates (per 10,000 residents aged 16+): North West 446; UK 506.
E5	SA17	Significant Effect	Unemployment rates (for economically active residents aged 16+)	[1] Cheshire East data: Model-based estimates of unemployment, Apr 2009 – Mar 2010 to Apr 2015 – Mar 2016, ONS, NOMIS. ONS Crown Copyright.https://www.nomisweb.co.uk [2] NW and GB data: Annual Population Survey Apr 2009 – Mar 2010 to Apr 2015 – Mar 2016, ONS, NOMIS. ONS Crown Copyright. https://www.nomisweb.co.uk/	3.2% (6,200 people), Apr 2015 to Mar 2016	4.0% (2014/15) 5.0% (2013/14) 5.9% (2012/13) 5.9% (2011/12) 5.3% (2010/11)	2015/16 rates: North West 5.3%; Great Britain 5.1%.
E6	SA17	Significant Effect	GVA (economic output) per capita	[1] Regional Gross Value Added (Income Approach) 1997-2015 data, ONS, December 2016.(5) [2] Data series ABML and ABMM, time series dataset released as part of the 'Quarterly National Accounts: Quarter 3 (July to Sept) 2016' ONS Statistical Bulletin, 23 Dec 2016(6)Notes: [1] Figures are in 2015 prices, i.e. 'real' or 'constant' prices (i.e. they are adjusted for inflation). [2] UK level data exclude 'Extra-Regio' GVA (GVA that cannot be assigned to sub-national areas, e.g. the activities of foreign embassies).	£32,300 (2015)	£31,300 (2014) £29,700 (2013) £28,600 (2012) £26,600 (2011) £26,600 (2010)	2015 figures: North West £21,900; UK £25,600.
E7	SA17	Significant Effect	Jobs density	Jobs Density data, ONS, NOMIS. ONS Crown Copyright. https://www.nomisweb.co.uk/	0.95 (2015)	0.91 (2014) 0.88 (2013) 0.85 (2012) 0.82 (2011) 0.81 (2010)	2015 densities: North West 0.79; UK 0.83.

Table of Indicators

AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2015/16 Result	Trend Data	Benchmark/Comparator Data/Comments
E8	SA17	Significant Effect	Average earnings (gross weekly pay of full-time workers) – residence-based measure	Annual Survey of Hours and Earnings (ASHE) - 2015 revised estimates, (published in Oct 2016) ONS, NOMIS. ONS Crown Copyright. https://www.nomisweb.co.uk/. Note: Figures are residence-based, i.e. they relate to employed people living (but not necessarily working) in the geographical area in question. They are median earnings and relate to employees only. They include overtime.	£536.60 (2015) (figures relate to April)	£541.50 (2014) £523.60 (2013) £500.80 (2012) £499.00 (2011) £505.40 (2010) (figures relate to April of each year)	2015 figures: North West £491.50; UK £527.10.
E10	SA20	Significant Effect	% of working age (16 to 64) population whose highest qualification is NVQ level 1/2/3/4 or higher/other/none	Annual Population Survey (residence-based dataset), Jan-Dec 2014 and Jan-Dec 2015, ONS, NOMIS. ONS Crown Copyright. https://www.nomisweb.co.uk/	Jan-Dec 2015: NVQ4+: 38.5% NVQ3: 15.9% Trade Apprenticeship: 3.5% NVQ2: 17.2% NVQ1: 10.7% Other: 5.7% None: 8.4%	Jan-Dec 2014: NVQ4+: 40.4% NVQ3: 14.9% Trade Apprenticeship: 2.0% NVQ2: 16.9% NVQ1: 11.6% Other: 4.0% None: 10.1%	North West, Jan-Dec 2015: NVQ4+: 32.6% NVQ3: 17.8% Trade Apprenticeship: 3.5% NVQ2: 18.1% NVQ1: 11.6% Other: 6.6% None: 9.8% UK, Jan-Dec 2015: NVQ4+: 36.9% NVQ3: 17.0% Trade Apprenticeship: 3.3% NVQ2: 16.2% NVQ1: 11.3% Other: 6.5% None: 8.8%
E11	SA17	Significant Effect	Employment by occupation (% in SOC2010 major groups 1-3, 4-5, 6-7, 8-9 respectively)	Annual Population Survey (residence-based dataset), Apr 2014 – Mar 2015 and Apr 2015 – Mar 2016, ONS, NOMIS. ONS Crown Copyright. https://www.nomisweb.co.uk/. Note: Figures are residence-based, i.e. they relate to employed people living (but not necessarily working) in the geographical area in question.	Apr 2015 – Mar 2016: Management/ Professional: 51.7%; Admin/Skilled 20.7%; Personal Service/ Sales 12.1%;Operative/ Elementary 15.4%.	Apr 2014 – Mar 2015: Management/ Professional: 47.5%; Admin/Skilled 22.6%; Personal Service/ Sales 15.2%; Operative/ elementary 14.7%.	North West, Apr 2015 – Mar 2016: Management/ Professional: 42.2%; Admin/ Skilled 21.7%; Personal Service/ Sales 17.9%; Operative/Elementary 18.2%. UK, Apr 2015 – Mar 2016: Management/ Professional: 44.4%; Admin/ Skilled 21.4%; Personal Service/ Sales 17.0%; Operative/Elementary 17.3%.
E12	BD1	Core Output	Total amount of additional employment floorspace	CEBC Employment Monitoring Database	See chapter 6 for summary		

AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2015/16 Result	Trend Data	Benchmark/Comparator Data/Comments
E13	BD2	Core Output	Total amount of floorspace on PDL - by type	CEBC Employment Monitoring Database	See chapter 6 for summary		
E14	-	Local Output	Employment land take-Up	CEBC Employment Monitoring Database	See chapter 6 for summary		
E15	BD3	Core Output	Employment land available	CEBC Employment Monitoring Database	See chapter 6 for summary		
E16	SA2, SA17 and SA19	Significant Effect	Loss of employment land to other forms (also included in net figures for completions)	CEBC Employment Monitoring Database	See chapter 6 for summary		
Retail							
R1	SA18	Significant Effect	Vacant retail units in town centres	CEBC Shopping Survey Database	See Chapter 6 for summary (Table 6.5)		
R2	SA18	Significant Effect	Vacant retail floorspace in town centres in sqm	WYG (Cheshire Retail Study Update 2016)	See Table B.2		
R3	SA18	Significant Effect	Town retail floorspace in the key town centres		See Table B.2		
R4	SA18	Significant Effect	Demand for floorspace in the key town centres	WYG (Cheshire Retail Study Update 2016)	See Table B.3		

Table B.2 Key Town Centre Retail Floorspace (sq.m) (2015)

Town	Convenience	Comparison	Retail Services	Leisure Services	Financial & Business Services	Vacant
Alsager	3,730	3,193	1,760	2,681	1,059	882
Congleton	5,067	9,612	3,586	7,054	2,197	4,663
Crewe	18,750	30,060	2,660	10,750	4,210	10,950
Handforth	1,524	1,790	651	1,892	223	1,617
Knutsford	2,149	8,683	3,226	8,254	2,456	1,496
Macclesfield	6,010	41,930	7,260	18,090	10,350	15,310
Middlewich	3,808	1,655	1,941	2,986	1,288	1,248
Nantwich	8,355	13,576	5,985	9,081	3,444	1,681
Poynton	3,212	2,884	1,225	2,420	1,035	1,985
Sandbach	7,354	7,576	1,697	6,140	2,422	1,375
Wilmslow	893	13,708	4,701	6,316	4,169	3,151

Table B.3 Demand for Floorspace in the Key Town Centres 2015(1)

Town	Type	Floorspace requirement (net)	
		Min (sqm)	Max (sqm)
Alsager	Convenience	-1,900	-4,900
	Comparison	-700	-1,200
Congleton	Convenience	-1,700	-4,400
	Comparison	-2,200	-3,700
Crewe	Convenience	-800	-2,100
	Comparison	-4,800	-8,000
Handforth	Convenience	-100	-400

Town	Type	Floorspace requirement (net) Min (sqm)	Max (sqm)
	Comparison	0	0
Knutsford	Convenience	3,300	8,600
	Comparison	0	0
Macclesfield	Convenience	3,800	9,900
	Comparison	-2,800	-4,600
Middlewich	Convenience	1,600	4,100
	Comparison	-200	-300
Nantwich	Convenience	700	1,900
	Comparison	0	0
Poynton	Convenience	-1,300	-3,300
	Comparison	-600	-1,100
Sandbach	Convenience	500	1,200
	Comparison	-100	-100
Wilmslow	Convenience	-2,000	-5,100
	Comparison	-200	-300

1. Post implementation of commitments

Convenience: Min - average sales density assumed £13,000 per sq.m (based on average sales density of the leading four supermarkets as identified by Verdict 2014). Max - Average sales density assumed to be £5,000 sq.m.
Comparision: Min - Average sales density assumed to be £5,000 per sq.m. Max - Average sales density assumed to be £3,000 per sq.m.

AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2015/16 Result	Trend Data	Benchmark/Comparator Data/Comments
R5	SA18	Significant Effect	Breakdown of use classes of buildings in town centres	CEBC Shopping Survey Database	See Chapter 6 for summary and Table C1 in Appendix C.		
R6	BD4	Core Output	Total amount of floorspace completed for town centre uses	CEBC Retail Application Monitoring Database and Employment Monitoring Database	See Chapter 6, Table 6.6 and Table C2, Appendix C.		
R7	-	Local Output	Progress on major regeneration schemes	CEBC Local Plan	See Chapter 6		
Environment and Climate Change							
ECC17	SA13	Significant Effect	Housing energy efficiency rating	CEBC Civicance	2015/16: the average SAP rating received by new build dwellings across Cheshire East was 82.3	2014/15 = 81.0	100 - zero energy cost 100+ - net exporters of energy
ECC22	SA8	Significant Effect	Introduction of a policy specifying minimum standards in	CEBC Local Plan	Policy SD2 'Sustainable Development Principles' in the Local Plan Strategy Proposed Changes (Consultation Draft), March 2016 [RE F003], contains a guide to appropriate distances for access to services and amenities (Table 9.1 of [RE F003]).		

AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2015/16 Result	Trend Data	Benchmark/Comparator Data/Comments
			relation to access to services and amenities				
ECC18	SA2, SA4, SA5, SA12 and SA16	Significant Effect	LSOAs for most deprived living environment in England	Living Environment domain data from the 2015 English Indices of Deprivation, Department for Communities & Local Government, Sept 2015[(2)]	According to the 2015 Indices, 45 (19.2%) of Cheshire East's 234 LSOAs were classified as being amongst the 25% most deprived in England and 20 (8.5%) were amongst England's 10% most deprived. 71 (30.3%) of LSOAs were classified as being amongst the 25% least deprived in England and 12 (5.1%) were amongst England's 10% least deprived.		
ECC1	SA12	Significant Effect	Number of heritage listings	Historic England	**Heritage Present 2016** Listed Buildings: 2,625 Conservation Areas: 75 Scheduled Monuments: 106 Registered Parks and Gardens: 17 Areas of Archaeological Potential: 10 Registered Battlefields: one		**Heritage Present 2015** Listed Buildings: 2,632 Conservation Areas: 75 Scheduled Monuments: 106 Registered Parks and Gardens: 17 Areas of Archaeological Potential: 10 Registered Battlefields: one
ECC4	SA5 and SA12	Significant Effect	Heritage at Risk	Historic England	**Buildings at Risk 2016** Listed Buildings: 12 Conservation Areas: seven Scheduled Monuments: seven Registered Parks and Gardens: one		**Buildings at Risk 2015** Listed Buildings: 13 Conservation Areas: seven Scheduled Monuments: eight Registered Parks and Gardens: one
ECC2	-	Local Output	Conservation Area Appraisals	CEBC Environmental Planning	2015/16: 35	2014/15: 33 2013/14: 33	
ECC3	-	Local Output	Locally Important Buildings	CEBC Environmental Planning	**2015/16** five losses		**2014/15** No Losses.
ECC5	SA12[†4]	Significant Effect	Landscape types and coverage	CEBC Heritage and Design: Landscape Character Assessment	See http://www.cheshireeast.gov.uk/environment/heritage_natural_environment/landscape/landscape_character_assessment.aspx for more information.		
ECC6	SA12	Significant Effect	List of designated sites	Natural England/Joint Nature Conservation Committee/Peak District National Park/CEBC Spatial Planning/CEBC Environmental Planning	Special Areas of Conservation: two Special Protection Areas: one Ramsar Sites: three Sites of Special Scientific Interest: 33 National Parks: one National Nature Reserves: two Local Nature Reserves: eight Local Wildlife Sites - Grade A: 148 (36%) Local Wildlife Sites - Grade B: 132 (32%) Local Wildlife Sites - Grade C: 90 (22%) Local Wildlife Sites - Not graded: 44 (11%) Local Geological Sites: 21		
ECC7	E2	Core Output	Change in areas of biodiversity importance	CEBC Environmental Planning	A planning application for a link road was granted planning permission that would result in the unavoidable loss of 1,873 sq.m of ancient woodland. The Council has made every effort to minimise the impact.		

AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2015/16 Result	Trend Data	Benchmark/Comparator Data/Comments
ECC10	SA5 and SA11	Significant Effect	Habitat condition of SSSIs	Natural England	**2015/16** Favourable: 776.63ha (36.8%) Unfavourable Recovering: 749.12ha (35.2%) Unfavourable, no change: 425.41ha (20.2%) Unfavourable, declining: 156.77ha (7.4%)		**2014/15** Favourable: 776.63ha (36.5%) Unfavourable Recovering: 749.13ha (35.2%) Unfavourable, no change: 446.75ha (21.0%) Unfavourable, declining: 156.77ha (7.4%)
ECC9	SA11	Significant Effect	BAP Priority Habitats created/lost as a result of planning decisions	CEBC Environmental Planning	**2015/16** A planning application for a link road was granted planning permission that would result in the loss of 1,873 sq.m of ancient woodland.		**2014/15** A planning application for a housing development was granted at appeal, which would result in the loss of a degraded BAP woodland.
ECC8	SA5 and SA11	Significant Effect	LGS, LNRs, SSSIs and LWSs positively/ negatively impacted by planning decisions	CEBC Environmental Planning/Cheshire Wildlife Trust	**2015/16** Designation Positive Negative LWS: 0 1 LGS: 0 0 LNR: 0 0 SSSI: 0 0		**2014/15** Designation Positive Negative LWS: 0 1 LGS: 0 0 LNR: 0 0 SSSI: 0 0
ECC15	E1	Core Output	Number of applications approved contrary to Environment Agency advice	Environment Agency	2015/16: No permissions were granted contrary to Environment Agency advice on water quality or flood risk.		2014/15: No permissions were granted contrary to Environment Agency advice on water quality or flood risk.
ECC13	SA9 and[†7] SA10	Significant Effect	Ecological river quality	Environment Agency	Cheshire East river ecological quality in 2015: Moderate 31% Poor 46% Bad 23%	Cheshire East ecological quality in 2014: Good 85% Fail 4%	No update for 15/16
ECC14	SA9 and SA10 [†7]	Significant Effect	Chemical river quality	Environment Agency	Cheshire East river chemical quality in 2015: Good 100%	Cheshire East chemical quality in 2014: Good 15% Moderate 59% Poor 26% Bad 0%	No update for 15/16
ECC11	SA10	Significant Effect	Highest, lowest and average air quality in AQMAs	CEC Air Quality Team	See Appendix C: Table C.4.		
ECC12	SA8[†5]	Significant Effect	Average CO_2 emissions per person	UK local authority and regional carbon dioxide emissions national statistics: 2005-2014, DECC (now part of the Department for Business, Energy & Industrial Strategy), 30th June 2016**(3)**	7.5 tonnes per capita (2014)	8.4 tonnes (2013) 8.7 tonnes (2012) 8.3 tonnes (2011) 9.0 tonnes (2010)	Figures for 2014: North West 6.0 tonnes; UK 6.3 tonnes.
ECC20	SA13	Significant Effect	Average annual domestic consumption of electricity(kWh)	Sub-national electricity sales and number of customers, 2005-2015, Department for Business, Energy & Industrial Strategy, Dec 2016**(4)** Note: The averages presented in this AMR are	4,200kWh per household (2015)	4,290kWh (2014) 4,270kWh (2013) 4,350kWh (2012) 4,430kWh (2011) 4,500kWh (2010)	2015 figures: NW 3,770kWh; Great Britain 3,890kWh.

AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2015/16 Result	Trend Data	Benchmark/Comparator Data/Comments
				means and are rounded to nearest 10. They are the averages per meter, not per household.			
ECC21	SA13	Significant Effect	Average annual domestic consumption of gas (kWh)	Sub-national gas sales and numbers of customers by region and local authority: 2005 to 2015, Department for Business, Energy & Industrial Strategy, Dec 2016[5] Note: The averages presented in this AMR are means and are rounded to nearest 10. They are the averages per meter, not per household.	14,550kWh per domestic meter (2015)	14,720kWh (2014) 15,320kWh (2013) 15,770kWh (2012) 15,780kWh (2011) 16,910kWh (2010)	2015 figures: NW 12,850kWh; Great Britain 13,200kWh.
ECC19	E3	Core Output	Renewable energy generation	CEBC Renewable Energy Database	2015/16: Approved Applications: 19 Approved Capacity (Kw) :23,629 Installed Applications:8 Installed Capacity (Kw): 58,615	2014/15: Approved Applications: 3 Approved Capacity (Kw): 14,664 Installed Applications: 2 Installed Capacity (Kw): 14,199	2013/14: Approved Applications: 6 Approved Capacity (Kw): 49,829.5 Installed Applications: 2 Installed Capacity (Kw): 8
ECC23	-	Contextual	Cheshire East Heritage Crime Incidents	CEBC Environmental Planning	The council is aware of heritage crime incidents in the Borough and is looking to monitor this through the next AMR.	2012/13 Metal theft incidents: two Total heritage crime incidents (inc. metal theft, arson, criminal damage): five	N/a
Tourism and Culture							
TC1	-	Contextual Indicator	Visitor Attractions in Cheshire East	Annual Survey of Visits to Visitor Attractions, VisitEngland, July 2016[6]	See Table C.3 Appendix C		
TC3	SA7	Significant Effect	New assembly and leisure facilities (use class D2) developed	CEBC Retail Application Monitoring database	2015/16: 7,770.19 sqm gross, 7,770.19sqm net	2014/15: 2,677.46 sqm gross, 1,896.00 sqm net	N/a
TC4	SA18	Significant Effect	Visitor numbers to popular attractions	Annual Survey of Visits to Visitor Attractions, VisitEngland, July 2016[7]	See Table C.3 Appendix C		
TC5	-	Local Output	Tourist Numbers	Cheshire East STEAM Final Trend Report for 2009-15, June 2016.	15.2m (2015)	14.6m (2014)	Data not readily available at North West or national level.
TC6	-	Local Output	Economic Impact (expenditure/ revenue) from tourism	Cheshire East STEAM Final Trend Report for 2009-15, June 2016.	£842m (2015 - in 2015 prices)	£807m (2014 - in 2014 prices)	Data not readily available at North West or national level.
TC7	-	Local Output	Total employment supported by tourism	Cheshire East STEAM Final Trend Report for 2009-15, June 2016.	11,100 jobs (2015)	10,900 jobs (2014)	Data not readily available at North West or national level.
TC8	-	Local Output	Tourist Days	Cheshire East STEAM Final Trend Report for 2009-15, June 2016.	16.9m (2015)	16.2m (2014)	Data not readily available at North West or national level.

Table of Indicators

AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2015/16 Result	Trend Data	Benchmark/Comparator Data/Comments
TC9	-	Local Output	Bedstock (number of beds)	Cheshire East STEAM Final Trend Report for 2009-15, June 2016.	2015 figures (maximum stock over the year, rounded to nearest 100): beds in serviced accommodation 7,800; beds in non-serviced Accommodation 2,000; total stock 9,800.	2014 figures (maximum stock over the year, rounded to nearest 100): beds in serviced accommodation 7,800; beds in non-serviced accommodation 2,000; total stock 9,800.	Data not readily available at North West or national level.
Infrastructure							
I1	SA2 and SA7 [†8]	Significant Effect	Average minimum travel time for residents to reach key services, by mode of transport	Department for Transport	In 2015: -Public transport/walking: 19.0 minutes -Cycle: 14.5 minutes -Car: 10.4 minutes	In 2014: -Public transport/walking: 19.2 minutes -Cycle: 14.7 minutes -Car: 10.4 minutes	In England: -Public transport/walking: 17.0 minutes -Cycle: 13.7 minutes -Car: 10.3 minutes
I2	SA2 and SA4	Significant Effect	Access to social, economic and green infrastructure	CEBC Local Plan (LIP)	See chapter 8 and Local Infrastructure Plan		
I3	SA2 and SA7[†9]	Significant Effect	Length of PROW network	CEBC Rights Of Way Improvement Plan: Implementation Plan 2015-19	**Category of PROW** / **2015 (km)** Public footpath: 1,793 Public bridleway: 112 Restricted byway: 36 Byway open to all traffic: 7 Total: 1,947	**2010 (km)** 1,787 104 36 7 1,935	There has been an increase in length due to the creation of new PROW and the diversion of existing routes.
I4	SA2 and SA7[†9]	Significant Effect	Satisfaction with walking and cycling networks	NHT Survey	54% in 2016	54 % in 2015	56% nationally
I5	SA2, SA4 and SA16	Significant Effect	Accessibility of green space (ANGST or other standards)	CEBC Local Plan Open Space Study	-one accessible natural greenspace of at least 2 ha in size no more than 300m (5 minutes walk) from home -at least one accessible 20 ha site within 2km of home -one accessible 100 ha site within 5km of home -one accessible 500 ha site within 10km of home -1 ha of statutory Local Nature Reserves per 1,000 population Natural England (2010) http://www.naturalengland.org.uk		
I6	SA16	Significant Effect	Total amount of recreational and open space	CEBC Local Plan Open Space Study	1,945ha of open space.[(8)]	N/a	N/a
I7	SA16	Significant Effect	Amount of open space with a Green Flag Award	Green Flag Awards 2015/16	2015: About 974 ha across seven parks and gardens (Tatton Park is 880ha)	2014: About 972 ha across seven parks and gardens (Tatton Park is 880ha)	-
I8	SA7 and SA16	Significant Effect	Has a Green Infrastructure	Green Infrastructure Framework for North East Wales, Cheshire and Wirral	See http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/green_infrastructure_framework.aspx for more information		

AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2015/16 Result	Trend Data	Benchmark/Comparator Data/Comments
			Assessment been completed				
I9	-	Local Output	Progress on local infrastructure projects	CEBC Local Plan Infrastructure Delivery Plan	The Council has produced an Infrastructure Delivery Plan.		
Minerals and Waste							
MW1	M1	Core Output	Sales of primary land- won aggregates	NW AWP Annual Monitoring Report 2015	Sales of primary land-won aggregates in Cheshire East 2015 Sand and Gravel: 1.83mt Crushed Rock: 0.002mt Sales of primary land-won aggregates in Cheshire Sub-Region 2010 Sand and Gravel: 0.95mt Crushed Rock: 0.001mt	Cheshire Total 2015 Sand and Gravel: 2.47mt Crushed Rock: 0.002mt	Revised Cheshire East Sub-Regional Apportionment Sand and Gravel: 0.71mtpa Crushed Rock: 0.04mtpa Revised Cheshire Sub-Region Sub-Regional Apportionment Sand and Gravel: 1.51mtpa Crushed Rock: 0.04mtpa
MW2	M2	Core Output	Sales of secondary and recycled aggregates	Smiths Gore Study (2007) CLG/Capita Symonds Study (2007)	No updated data available	Secondary Aggregate (2005): 270,000 tonnes* Recycled Aggregate (2006): 596,326 tonnes* Incl. Merseyside	N/a
MW3	-	Local Output	New permitted minerals supply	CEBC Development Management	2015/16 None permitted	2014/15 None permitted	N/a
MW4	-	Local Output	Sand & gravel, crushed rock and silica sand landbanks	NWRAWP Annual Monitoring Report 2015 CEBC Development Management	Cheshire East Sand & Gravel (at 31/12/2015) Permitted reserve: 14.03mt Apportionment: 0.71mtpa Landbank: 19.75yrs Cheshire East Crushed Rock (at 31/12/2015) Permitted reserve: 4.9mt Apportionment: 0.04mtpa Landbank: 122.5 yrs Silica Sand 1 site with landbank >10 yrs	Cheshire East Sand & Gravel (at 31/12/2014) Permitted reserve: 14.31mt Apportionment: 0.71mtpa Landbank: 20.2yrs Cheshire East Crushed Rock (at 31/12/2014) Permitted reserve: 4.90mt Apportionment: 0.04mtpa Landbank: 122.5 yrs Silica Sand 1 site with landbank >10 yrs	Aggregate landbank (NPPF, 2012)Sand and gravel: 7 years Crushed rock: 10 years Silica Sand landbank (NPPF, 2012) At least 10 years at individual sites. 15 years if significant capital investment needed.
MW5	W1	Core Output	Capacity of new waste management facilities	CEBC Development Management	220,000 tonnes per annum	115,000 tonnes per annum	-

Table of Indicators

AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2015/16 Result	Trend Data	Benchmark/Comparator Data/Comments
MW6	W2	Core Output	Amount of Local Authority Collected Waste (LACW) arisings and management type	CEBC as supplied to DEFRA Local Authority Collected Waste (2015/16)	2014/15 **Total LACW** **Waste:** 197,198 tonnes **Recycled/Composted**: 112,439 tonnes (57%) **Energy Recovery:** 30,433 tonnes (15.4%) **Landfill:** 54,534 tonnes (27.7%)	2014/15 **Total LACW** **Waste:** 194,549 tonnes **Recycled/Composted**: 114,657 tonnes (59%) **Energy Recovery:** 31,338 tonnes (16.1%) **Landfill:** 48,248 tonnes (24.8%)	Revised EU Waste Framework Directive 2008 (to be implemented through The Waste (England and Wales) Regulations 2011) At least 50% (by weight) of Household waste to be re-used or recycled by 2020 Waste Strategy for England 2007 targets (To be superseded by the new Waste Management Plan for England) Household waste recycling: 2010: 40% 2015: 45% 2020: 50% Municipal waste recovery: 2010: 53% 2015: 67% 2020: 75% Cheshire Consolidated Joint Municipal Waste Management Strategy 2007-2020 Recycling and composting of household waste - at least: 40% by 2010 45% by 2015 50% by 2020*
MW7	SA14	Significant Effect	Household waste collected per head (kg) per annum	CEBC as supplied to DEFRA Local Authority Collected Waste (2015/16)	2015/16 486kg	2014/15 467kg	
MW8	SA14	Significant Effect	Cheshire East household waste recycling availability	CEBC as supplied to DEFRA Local Authority Collected Waste (2013)	2015/16 100% of households served by kerbside collection of two or more recyclables	2014/15 100% of households served by kerbside collection of two or more recyclables	
MW9	-	Local Output	Amount of commercial & industrial waste arisings generated	EA/Urban Mines Survey (2009)	No updated data available	Total C&I Waste (2008/09): 788,194 tonnes	
MW10	SA14	Significant Effect	% of C&I Waste recycled/ composted	EA/Urban Mines Survey (2009)	No updated data available	Recycled: 55.3% (436,095 tonnes) Composted: 1.3% (10,093 tonnes) Combined: 56.7% (446,188 tonnes)	

AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2015/16 Result	Trend Data	Benchmark/Comparator Data/Comments
MW11	-	Local Output	Amount of construction, demolition & excavation waste arising generated	Smiths Gore Study (2007)	No updated data available	Total CD&E Waste (2006): 1,374,700 tonnes	
MW12	SA14[16]	Significant Effect	% of CD&E Waste recycled / composted	Smiths Gore Study (2007)	No updated data available	% CD&E Waste recycled aggregate/ soil (2006): 43.4%	Revised EU Waste Framework Directive 2008 (to be implemented through The Waste (England and Wales) Regulations 2011) At least 70% (weight) of Construction and Demolition waste to be recovered by 2020. The Strategy for Sustainable Construction 2008 target50% reduction in CD&E Waste to landfill compared to 2008 levels by 2012.

1. http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library
1. https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015
2. https://www.gov.uk/government/news/uk-house-price-index-hpi-for-october-2016
3. https://www.gov.uk/government/collections/fuel-poverty-sub-regional-statistics and https://www.gov.uk/government/collections/fuel-poverty-statistics
4. http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library
5. https://www.ons.gov.uk/economy/grossvalueaddedgva/bulletins/regionalgrossvalueaddedincomeapproach/december2016
6. https://www.ons.gov.uk/economy/grossdomesticproductgdp/bulletins/quarterlynationalaccounts/quarter3julytosept2016
1. Post implementation of commitments
2. https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015
3. https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2014
4. https://www.gov.uk/government/statistical-data-sets/regional-and-local-authority-electricity-consumption-statistics-2005-to-2011
5. https://www.gov.uk/government/statistical-data-sets/gas-sales-and-numbers-of-customers-by-region-and-local-authority
6. https://www.visitbritain.org/annual-survey-visits-visitor-attractions-latest-results
7. https://www.visitbritain.org/annual-survey-visits-visitor-attractions-latest-results
8. In some instances this figure includes some school buildings. This is because they are shown as protected open space in the former Districts' Local Plan Proposals Maps.

Notes:

* The ref numbers for Significant Effects indicators show the SA Objective (as shown in the Cheshire East Local Plan Scoping Report 2012) to which the indicator relates as well as the Core Output Indicator reference.

** Cheshire Sub-Region consists of the area administered by the Local Authorities of Cheshire East and Cheshire West and Chester

†1 Denotes an alternative indicator to the SA Framework indicators with the originals shown in Table B.4 (numbers to correspond). Alternative indicators put forward where datasources for original indicators are unknown/no longer available.

Table B.4 Original Indicators with unknown/no longer available datasources

Replacement Ref	Original Indicator	Datasource	Reasons for Replacement
Communities			
†1	Health of residents	Cheshire Community Survey	APHO data updated yearly and looks at wider range of factors that influence health and quality of life of residents in the authority area.
	Life expectancy at birth	NHS health profiles	
†2	Number of unfit private sector dwellings made fit or demolished by the Local Authority	BVPI	BVPI data no longer collected.
†10	Amount of PDL/vacant land	NLUD (Housing Database)	The data has not been collected nationally for a number of years.
Economy			
†3	Number of VAT registered businesses per 10,000 population	BERR	Source data no longer available. Replacement indicator includes VAT-registered businesses and PAYE-registered units.
Infrastructure			
†8	% of population with travel times to key services greater than DfT threshold (minutes)	CEBC Highways	Data unavailable.
†9	Quantity and quality of PROW	CEBC Local Plan (LIP)/CCC ROWIP	The indicator has been split to utilise more up-to-date data.
Environment			
†4	Historic Landscape Characterisation	CEBC/English Heritage	CEC Landscape Character Assessment is the most up-to-date datasource.
	Change in the character of the landscape	DEFRA/Natural England	

Replacement Ref	Original Indicator	Datasource	Reasons for Replacement
Communities			
†5	Significant effect	CO_2 domestic emissions per capita	EA
	Significant effect	CO_2 industrial emissions per capita	DEFRA
	Significant effect	CO_2 road transport emissions per capita	DEFRA
Minerals and Waste			
†6	% of commercial and industrial waste generated	CEBC Local Plan/Smiths Gore Study	Indicator not clear.
Environment and Climate Change			
†7	Biological and Chemical river quality	Environment Agency	General Quality Assessment (GQA) for rivers has been superseded by the Water Framework Directive classification.

Appendix C: Detailed Tables

Table C.1 indicates the use class breakdown of buildings in the town centres of Cheshire East between 2014 and 2016. A summarised version of vacancies can be found in Table 6.5 of the Economy chapter.[57]

Table C.1 Use Class Breakdown of Town Centre Buildings (2014 to 2016)

Centre	Use Class	2014		2015		2016		% change (2014 to 2016) [1]
		No. Units	%	No. Units	%	No. Units	%	%
Alderley Edge	A1	46	51.1	48	50.0	44	46.3	**-4.3**
	A2	9	10.0	10	10.4	9	9.5	0.0
	A3, A4, A5	16	17.8	15	15.6	15	15.8	**-6.3**
	Vacant	4	4.4	4	4.2	7	7.4	**75.0**
	Other	15	16.7	19	19.8	20	21.1	**33.3**
	Sub Total	**90**	**-**	**96**	-	**95**	**-**	
Alsager	A1	55	46.6	53	44.9	56	47.1	**1.8**
	A2	13	11.0	12	10.2	12	10.1	**-7.7**
	A3, A4, A5	20	16.9	20	16.9	20	16.8	0.0
	Vacant	8	6.8	9	7.6	7	5.9	**-12.5**
	Other	22	18.6	24	20.3	24	20.2	**9.1**
	Sub Total	**118**	**-**	**118**	-	**119**	**-**	
Congleton	A1	135	43.3	134	43.5	130	42.8	**-3.7**
	A2	29	9.3	27	8.8	22	7.2	**-4.1**
	A3, A4, A5	41	13.1	42	13.6	43	14.1	**4.9**
	Vacant	50	16.0	47	15.3	53	15.5	**6.0**
	Other	57	18.3	58	18.8	56	18.4	**-1.8**
	Sub Total	**312**	**-**	**308**	-	**304**	**-**	

57 Indicator SA10: CEBC Spatial Planning, Cheshire East Shopping Surveys Database (2016).

Centre	Use Class	2014		2015		2016		% change (2014 to 2016) [1]
		No. Units	%	No. Units	%	No. Units	%	%
Crewe Town Centre	A1	110	47.6	111	48.1	116	50.4	5.5
	A2	31	13.4	26	11.3	19	8.3	-38.7
	A3, A4, A5	18	7.8	17	7.4	24	10.4	33.3
	Vacant	52	22.5	58	25.1	44	19.1	-15.4
	Other	20	8.7	19	8.2	27	11.7	35.0
	Sub Total	**231**	-	**231**	-	**230**	-	
Crewe, Nantwich Road	A1	48	29.8	48	30.2	52	32.9	8.3
	A2	32	19.9	31	19.5	28	17.7	-12.5
	A3, A4, A5	38	23.6	39	24.5	41	25.9	7.9
	Vacant	24	14.9	21	13.2	12	7.6	-50.0
	Other	19	11.8	20	12.6	25	15.8	31.6
	Sub Total	**161**	-	**159**	-	**158**	-	
Handforth	A1	33	42.9	29	37.2	33	42.9	0.0
	A2	4	5.2	6	7.7	4	5.2	0.0
	A3, A4, A5	14	18.2	14	17.9	13	16.9	-7.1
	Vacant	10	13.0	12	15.4	8	10.4	-20.0
	Other	16	20.8	17	21.8	19	24.7	18.8
	Sub Total	**77**	-	**78**	-	**77**	-	
Knutsford	A1	129	53.3	124	51.7	126	52.1	-2.3
	A2	21	8.7	19	7.9	18	7.4	-14.3
	A3, A4, A5	37	15.3	38	15.8	38	15.7	2.7
	Vacant	16	6.6	16	6.7	12	5.0	-25.0
	Other	39	16.1	43	17.9	48	19.8	23.1

Centre	Use Class	2014		2015		2016		% change (2014 to 2016) [1]
		No. Units	%	No. Units	%	No. Units	%	%
	Sub Total	**242**	**-**	**240**	-	**242**	**-**	
Macclesfield	A1	258	44.0	237	41.0	245	42.7	**-5.0**
	A2	59	10.1	55	9.5	49	8.5	**-16.9**
	A3, A4, A5	84	14.3	83	14.4	88	15.3	**4.8**
	Vacant	68	11.6	87	15.1	64	11.1	**-5.9**
	Other	118	20.1	117	20.2	128	22.3	**8.5**
	Sub Total	**587**	**-**	**578**	-	**574**	**-**	
Middlewich	A1	38	39.6	39	43.8	34	38.6	**-10.5**
	A2	9	9.4	9	10.1	8	9.1	**-11.1**
	A3, A4, A5	17	17.7	17	19.1	17	19.3	0.0
	Vacant	17	17.7	15	16.9	12	13.6	**-29.4**
	Other	15	15.6	9	10.1	17	19.3	**13.3**
	Sub Total	**96**	**-**	**89**	-	**88**	**-**	
Nantwich Town Centre	A1	153	61.7	150	60.5	148	59.2	**-3.3**
	A2	25	10.1	24	9.7	22	8.8	**-12.0**
	A3, A4, A5	39	15.7	40	16.1	42	16.8	**7.7**
	Vacant	8	3.2	13	5.2	12	4.8	**50.0**
	Other	23	9.3	21	8.5	26	10.4	**13.0**
	Sub Total	**248**	**-**	**248**	-	**250**	**-**	
Poynton	A1	79	62.7	74	60.2	74	58.3	**-6.3**
	A2	10	7.9	10	8.1	9	7.1	**-10.0**
	A3, A4, A5	21	16.7	23	18.7	25	19.7	**19.0**
	Vacant	5	4.0	5	4.1	9	7.1	**80**

Centre	Use Class	2014		2015		2016		% change (2014 to 2016) [1]
		No. Units	%	No. Units	%	No. Units	%	%
	Other	11	8.7	11	8.9	10	7.9	**-9.1**
	Sub Total	**126**	**-**	**123**	-	**127**	**-**	
Sandbach	A1	94	39.3	96	40.2	98	41.9	**4.3**
	A2	32	13.4	29	12.1	26	11.1	**-18.8**
	A3, A4, A5	41	17.2	42	17.6	41	17.5	0.0
	Vacant	22	9.2	23	9.6	20	8.5	**-9.1**
	Other	50	20.9	49	20.5	49	20.9	**-10.9**
	Sub Total	**239**	**-**	**239**	-	**234**	**-**	
Wilmslow	A1	140	50.0	134	47.2	130	46.3	**-7.1**
	A2	28	10.0	29	10.2	26	9.3	**-7.1**
	A3, A4, A5	35	12.5	36	12.7	36	12.8	**-5.3**
	Vacant	26	9.3	26	9.2	24	8.5	**-7.7**
	Other	51	18.2	59	20.8	65	23.1	**27.5**
	Sub Total	**280**	**-**	**284**	-	**281**	**-**	-
Totals		**2,807**	-	**2,791**	-	**2,779**	**-**	-

1. Green denotes a positive situation.

Table C.2 R6: Cheshire East Retail/Leisure Completions (2015/2016)

Town	Use Class	Location	Gross Completions (m^2)	Net Completions (m^2)
Alderley Edge	D2	Town Centre	44.69	44.69
Alsager	A1	Town Centre	0.00	-125.40
Ashley	A1	Out of Centre	147.00	147.00
Barthomley	D2	Out of Centre	125.00	125.00
Bollington	A1	Out of Centre	0.00	-38.50
	A1	Edge of Centre	129.00	129.00

Town	Use Class	Location	Gross Completions (m^2)	Net Completions (m^2)
	A1	Edge of Centre	0.00	-125.00
	D2	Out of Centre	352.00	352.00
Congleton	A1	Edge of Centre	80.00	80.00
	A2	Edge of Centre	0.00	-500.00
	D2	Out of Centre	1,281.00	1,281.00
	D2	Edge of Centre	240.00	240.00
Cranage	A1	Out of Centre	192.00	192.00
Crewe	A1	Local Centre	0.00	-180.00
	A1	Edge of Centre	604.00	604.00
	A1	Out of Centre	80.70	80.70
	A1	Edge of Centre	18.77	18.77
	A1	Out of Centre	42.00	42.00
	A1	Town Centre	0.00	-123.00
	A1	Town Centre	0.00	-258.00
	A1	Edge of Centre	205.00	205.00
	A1	Town Centre	0.00	-150.00
	A1	Edge of Centre	459.00	459.00
	A1	Edge of Centre	124.00	124.00
	A1	Local Centre	0.00	-49.70
	A1	Edge of Centre	0.00	-360.00
	A1	Out of Centre	311.00	311.00
	A1	Local Centre	0.00	-106.00
	A2	Out of Centre	0.00	-167.00
	A2	Local Centre	189.00	189.00
	D2	Town Centre	51.10	51.10
	D2	Out of Centre	204.00	204.00
	D2	Town Centre	258.00	258.00
Disley	D2	Out of Centre	130.00	130.00
Handforth	D2	Edge of Centre	2,387.00	2,837.00
Holmes Chapel	D2	Out of Centre	100.00	100.00

Town	Use Class	Location	Gross Completions (m^2)	Net Completions (m^2)
Knutsford	A1	Edge of Centre	0.00	-44.00
	A1	Edge of Centre	0.00	-241.30
	A1	Town Centre	0.00	-68.20
	D2	Town Centre	143.00	143.00
	D2	Town Centre	35.20	35.20
	D2	Town Centre	241.30	241.30
Macclesfield	A1	Out of Centre	0.00	-50.30
	A1	Edge of Centre	70.00	70.00
	A1	Out of Centre	0.00	-186.00
	A1	Town Centre	0.00	-46.00
	A1	Out of Centre	6.06	6.06
	A1	Town Centre	0.00	-60.00
	A1	Out of Centre	0.00	-134.00
	A1	Out of Centre	0.00	-108.00
	A1	Out of Centre	0.00	-50.00
	A1	Out of Centre	0.00	-90.00
	A1	Out of Centre	0.00	-32.00
	A2	Out of Centre	0.00	-114.00
	D2	Edge of Centre	1,297.00	1,297.00
	D2	Out of Centre	306.90	306.90
Mere	D2	Out of Centre	699.00	699.00
Middlewich	A1	Town Centre	0.00	-40.00
	A1	Edge of Centre	79.00	79.00
	A1	Town Centre	0.00	-44.00
Mobberley	A1	Out of Centre	0.00	-60.00
Nantwich	A1	Town Centre	0.00	-28.20
	A1	Town Centre	0.00	-80.00
	A1	Town Centre	0.00	-109.00
Poynton	A1	Town Centre	0.00	-115.00
	A1	Town Centre	17.30	17.30

Town	Use Class	Location	Gross Completions (m^2)	Net Completions (m^2)
	A1	Edge of Centre	1,579.00	1,579.00
	A2	Out of Centre	0.00	-44.00
	A2	Out of Centre	0.00	-160.00
	A2	Town Centre	300.00	300.00
	A2	Edge of Centre	0.00	-105.00
Somerford	A1	Out of Centre	610.00	610.00
Wilmslow	A1	Town Centre	0.00	-270.00
	A1	Edge of Centre	0.00	-45.00
	A1	Town Centre	0.00	-286.00
	A1	Edge of Centre	0.00	-52.00
	A1	Town Centre	0.00	-30.00
	A2	Town Centre	30.00	30.00

Table C.3 TC1: Key Visitor Attractions in Cheshire East (over 10,000 visitors in 2015) (1)

Attraction(2)	2011 Visitors	2012 Visitors	2013 Visitors	2014 Visitors	2015 Visitors
Astbury Mere Country Park	191,300	224,000	182,900	221,400	183,000
Hare Hill Gardens	12,000	14,000	20,500	25,000	25,000
High Legh Miniature Railway	-	-	21,000	25,000	-
Jodrell Bank Discovery Centre	-	-	-	123,000	128,900
Little Moreton Hall and Gardens	72,000	73,000	77,000	80,800	80,000
Lyme Park and Gardens	141,500	105,800	109,500	114,800	146,700
Quarry Bank Mill and Garden	127,100	144,300	170,900	172,400	183,000
Rode Hall and Gardens	12,900	12,600	14,000	11,600	13,200
Tatton Park	845,000	778,500	848,500	834,500	875,000

1. Annual Surveys of Visits to Visitor Attractions, Visit England, data published July 2016
2. This is not an exhaustive list of visitor attractions in Cheshire East

Table C.4 ECC11: Highest, Lowest and Average Annual Mean Nitrogen Dioxide at Roadside Monitoring Sites within AQMAs (μg/m³)

	(Air Quality Objective = 40 μg/m³ Annual Mean)		
Air Quality Management Areas	**2013**	**2014**	**2015**
A6 Market Street, Disley	Highest: 58.1 μg/m³ Lowest: 45.2 μg/m³ Average: 51.6 μg/m³	Highest: 56.9 μg/m³ Lowest: 44.1 μg/m³ Average: 50.5 μg/m³	Highest: 58.5 μg/m³ Lowest: 42.4 μg/m³ Average: 50.4 μg/m³
A556 Chester Road, Mere	Highest: 59.8 μg/m³ Lowest: 50.0 μg/m³ Average: 54.9 μg/m³	Highest: 61.0 μg/m³ Lowest: 36.0 μg/m³ Average: 48.5 μg/m³	Highest: 54.9 μg/m³ Lowest: 20.3 μg/m³ Average: 37.6 μg/m³
A523 London Road, Macclesfield	Highest: 60.0 μg/m³ Lowest: 41.5 μg/m³ Average: 50.7 μg/m³	Highest: 50.3 μg/m³ Lowest: 33.6 μg/m³ Average: 41.9 μg/m³	Highest: 47.2 μg/m³ Lowest: 32.2 μg/m³ Average: 39.7 μg/m³
A50 Manchester Road, Knutsford	Highest: 45.0 μg/m³ Lowest: 40.2 μg/m³ Average: 42.6 μg/m³	Highest: 43.0 μg/m³ Lowest: 33.6 μg/m³ Average: 41.1 μg/m³	Highest: 39.4 μg/m³ Lowest: 38.1 μg/m³ Average: 38.7 μg/m³
M6 Cranage, near Holmes Chapel(1)	Highest: 46.2 μg/m³ Lowest: 46.2 μg/m³ Average: 46.2 μg/m³	Highest: 42.9 μg/m³ Lowest: 41.4 μg/m³ Average: 42.1 μg/m³	Highest: 19.6 μg/m³ Lowest: 19.6 μg/m³ Average: 19.6 μg/m³
A54 Rood Hill, Congleton	Highest: 47.2 μg/m³ Lowest: 45.7 μg/m³ Average: 46.4 μg/m3	Highest: 44.0 μg/m³ Lowest: 42.6 μg/m³ Average: 43.3 μg/m³	Highest: 42.9 μg/m³ Lowest: 40.1 μg/m³ Average: 41.5 μg/m³
A34 Lower Heath, Congleton	Highest: 56.2 μg/m³ Lowest: 56.2 μg/m³ Average: 56.2 μg/m³	Highest: 57.6 μg/m³ Lowest: 57.6 μg/m³ Average: 57.6 μg/m³	Highest: 50.6 μg/m³ Lowest: 33.7 μg/m³ Average: 42.1 μg/m³
A34 West Road, Congleton	Highest: 58.2 μg/m³	Highest: 56.2 μg/m³	Highest: 48.9 μg/m³

	(Air Quality Objective = 40 µg/m³ Annual Mean)		
Air Quality Management Areas	**2013**	**2014**	**2015**
	Lowest: 33.9 µg/m³ Average: 46.1 µg/m³	Lowest: 32.7 µg/m³ Average: 44.4 µg/m³	Lowest: 31.1 µg/m³ Average: 40.0 µg/m³
A5022/A534 Sandbach	Highest: 49.0 µg/m³ Lowest: 39.0 µg/m³ Average: 44.0 µg/m³	Highest: 46.4 µg/m³ Lowest: 38.2 µg/m³ Average: 42.3 µg/m³	Highest: 43.6 µg/m³ Lowest: 33.2 µg/m³ Average: 38.4 µg/m³
Hospital Street, Nantwich	Highest: 49.7 µg/m³ Lowest: 37.0 µg/m³ Average: 43.3 µg/m³	Highest: 46.5 µg/m³ Lowest: 32.5 µg/m³ Average: 39.5 µg/m³	Highest: 46.0 µg/m³ Lowest: 33.2 µg/m³ Average: 39.6 µg/m³
Nantwich Road, Crewe	Highest: 48.9 µg/m³ Lowest: 33.2 µg/m³ Average: 41.0 µg/m³	Highest: 49.4 µg/m³ Lowest: 30.2 µg/m³ Average: 39.8 µg/m³	Highest: 41.8 µg/m³ Lowest: 28.2 µg/m³ Average: 35.0 µg/m³
Earle Street, Crewe	Highest: 42.9 µg/m³ Lowest: 42.0 µg/m³ Average: 42.4 µg/m³	Highest: 41.9 µg/m³ Lowest: 39.9 µg/m³ Average: 40.9 µg/m³	Highest: 40.5 µg/m³ Lowest: 30.9 µg/m³ Average: 35.7 µg/m³
Wistaston Road, Crewe	Highest: 37.6 µg/m³ Lowest: 36.4 µg/m³ Average: 37.0 µg/m³	Highest: 41.4 µg/m³ Lowest: 40.4 µg/m³ Average: 40.9 µg/m³	Highest: 38.9 µg/m³ Lowest: 33.2 µg/m³ Average: 36.0 µg/m³

1. Properties in the AQMA have been demolished and relocated further back from the motorway. CEC will be looking to revoke this AQMA in 2016 as there are no relevant receptors. Monitoring is now undertaken at the relocated location.

Appendix D: Glossary

This Glossary provides definitions of the technical terms and abbreviations used in this Report.

Affordable Housing	Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regards to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
Aggregates	Sand, gravel, crushed rock and other bulk materials used by the construction industry.
Apportionment (amount of minerals needed)	The splitting of regional supply guidelines for minerals demand between planning authorities or sub-regions.
Area of Archaeological Potential	An area that may be of archaeological value - the area may be known to be the site of an ancient settlement.
Authority Monitoring Report	A report assessing progress with and effectiveness of a Local Plan.
Baseline	A minimum or starting point used for comparisons.
Biodiversity	The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.
Biodiversity Action Plan	A strategy prepared for a local area aimed at conserving and enhancing biological diversity.
Brownfield	Previously developed land that is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure (also see Previously Developed Land).
Buildings at Risk	A register, published yearly, which brings together information on all Grade I and II* Listed Buildings and Scheduled Monuments (structures rather than earthworks) known to Historic England to be 'at risk' through neglect and decay, or which are vulnerable to becoming so. In addition, Grade II Listed Buildings at risk are included for London.
Census	The UK Census is a count of people and households, which gathers information that can be used to set policies and estimate the resources required to provide services for the population. The UK Census is usually undertaken every ten years.

Commercial and Industrial Waste	Controlled waste arising from trade, factory or industrial premises.
Comparison Goods	Retail items not bought on a frequent basis, for example televisions and white goods (fridges, dishwashers and so on).
Conservation Area	Local authorities have the power to designate as Conservation Areas any area of special architectural or historic interest. This means the planning authority has extra powers to control works and demolition of buildings to protect or improve the character or appearance of the area. Conservation Area Consent has been replaced by planning permission for relevant demolition in a Conservation Area.
Conservation Area Appraisal	A published document defining the special architectural or historic interest that warranted the area being designated.
Construction, Demolition and Excavation Waste	Controlled waste arising from the construction, repair, maintenance and demolition of buildings and structures.
Consumer Price Index inflation	The Government's target measure of inflation.
Convenience Goods	The provision of everyday essential items, such as food.
Development	Defined under the 1990 Town and Country Planning act 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.' Most forms of development require planning permission.
Development Plan Document	A document prepared by Local Planning Authorities outlining the key development goals of the Local Plan.
Employment Land	Land 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 nor 'owner-specific' land (see also Use Classes).
Forecast	A prediction of what is likely to happen in the future. Forecasts not only consider past trends, but also take account of (a) the impact that projects, policies or initiatives may have in the future and (b) local knowledge, such as information about the capacity of the local area to accommodate future change. As such, a forecast is different to a projection.

Green Belt	A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the Green Belt are to: • Check the unrestricted sprawl of large built-up areas; • Prevent neighbouring towns from merging; • Safeguard the countryside from encroachment; • Preserve the setting and special character of historic towns; and • Assist urban regeneration by encouraging the recycling of derelict and other urban land. Green Belts are defined in a Local Planning Authority's Development Plan.
Green Flag Award	The national benchmark standard for parks and green spaces in England and Wales.
Gross Domestic Product (GDP)	A commonly-used measure of economic output at national level. GDP cannot be calculated for sub-national areas. GDP is equal to Gross Value Added (GVA) plus taxes on products less subsidies on products.
Green Infrastructure	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
Gross Value Added (GVA)	The main measure of economic output at sub-national (e.g. local authority) level. GVA is equal to GDP plus subsidies on products less taxes on products.
Household	One person living alone or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area (2011 Census definition).
Housing Trajectory	Assesses the past and future trends of housebuilding in the Borough.
Index of Multiple Deprivation (IMD)/ Indices of Deprivation	A composite index that is made up of seven deprivation domains from the English Indices of Deprivation (most recently updated in 2015). The domains are: Income Deprivation; Employment Deprivation; Health Deprivation and Disability; Education, Skills and Training Deprivation; Barriers to Housing and Services; Crime; and Living Environment Deprivation. The IMD and its constituent domains are based on deprivation at Lower Layer Super Output Area (LSOA) level (see separate LSOA definition).

	The previous three (2004, 2007 and 2010) English Indices of Deprivation and their IMDs were compiled in broadly the same way.
Infrastructure	Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.
Key Service Centres	Towns with a range of employment, retail and education opportunities and services, with good public transport. The Key Service Centres are Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow.
Labour supply (economically active population)	The number of people who are either in employment or unemployed (available for and actively seeking work). Labour can of course be supplied by local (Cheshire East) residents or by people who live outside Cheshire East. However, the labour supply data presented in this Report is for the local labour supply only.
Landbank	The stock land with planning permissions but where development has yet to take place. The landbank can be of land for minerals, housing or any other use.
Landscape Types and Description	East Lowland Plain: Flat and almost flat topography, containing a large number of small water bodies and irregular and semi-regular small and medium fields with hawthorn hedge boundaries and hedgerow trees. Estate, Wood and Meres: Flat to undulating relief, containing areas of high density woodland, ornamental landscape features such as parkland and lakes, meres, mosses and ponds, irregular, semi-regular and regular fields, and large historic houses and associated buildings including estate farms, lodges. Higher Farms and Woods: Gentle rolling and moderate undulating topography, containing a mix of medieval and post-medieval reorganised fields of irregular, semi-regular and regular nature with hedgerow boundaries and hedgerow trees. There are also areas of high density woodland, ponds and small mossland areas. Industry: Land in use for industrial purposes. Lower Farms and Woods: Low lying, gently rolling topography containing horticulture, areas of high density woodland, mosses and some meres, large numbers of water bodies and irregular, semi-regular and regular fields with traditionally hedgerow boundaries, although increasingly fenced boundaries. Moorland Plateau: Steep slopes rising above 280m AOD to 560m AOD containing large-scale enclosed, reverting and

improved moor and unenclosed upland moor, dry stone walls, upland streams, and virtually no woodland.
Mosslands: An accumulation of peat in water-logged depressions and hollows associated with glacial deposition containing Heathland, areas of broadleaved woodland and distinctive field patterns typical of mosslands.
River Valleys: Steep-sided river valleys along meandering river courses; these valleys contain high levels of woodland (a significant amount is ancient woodland) and grassy banks.
Rolling Farmland: Gently rolling and undulating topography, interspersed with streams containing small and medium fields, numerous water bodies, unimproved grasslands and some low density woodland.
Salt Flashes: Large water-bodies created by brine pumping and rock salt mining (extremely flat, low-lying topography).
Sandstone Fringe: Transitional zone between the high ground of the Sandstone Ridge and the surrounding low-lying landscape.
Sandstone Ridge: A distinctive landmark, with outcrops and upstanding bluffs above 100m AOD.
Sandy Woods: Large areas of woodland (mainly planted coniferous), interspersed with relict heath.
Upland Estate: Landscaped parkland including woodland and ornamental features within Cheshire East.
Upland Footslopes: Upland inclines and undulations, steep slopes around 100 to 370m AOD containing wooded steep-sided stream and river valleys, small patches of Heathland, medieval field patterns with hedgerow boundaries (on lower slopes), areas of unimproved neutral and acid grassland and follies, and distinctive landmarks.
Upland Fringe: Upland inclines and undulations, steep slopes around 220 to 470m AOD containing small patches of Heathland, dispersed farms (small number on the lower slopes), regular and semi-regular post-medieval fields, semi-improved and unimproved neutral and acid grassland and low density clough woodland.
Urban: Land in use for urban purposes
West Lowland Plain: Flat and almost flat topography, containing a large number of small water bodies and irregular and semi-regular small and medium fields with hawthorn hedge boundaries and hedgerow trees.

Listed Building

A building of special architectural or historic interest. Listed Buildings are graded I, II* or II with Grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (for example walls) within its curtilage. Historic England is responsible for designating buildings for listing in England.

Local Authority Collected Waste	Household waste and any other waste collected by a waste collection authority such as municipal parks and gardens waste, beach cleansing waste and waste resulting from the clearance of fly-tipped materials. Previously known as Municipal Solid Waste.
Local Development Scheme	The Local Planning Authority's scheduled plan for the preparation of the Local Plan documents.
Localism Act (2011)	Devolved greater powers to councils and neighbourhoods and given local communities more control over housing and planning decisions.
Local Nature Reserve	Non-statutory habitats of local significance designated by Local Authorities where protection and public understanding of nature conservation is encouraged (see also Local Wildlife Sites).
Local Plan	The Plan for the future development of the local area, drawn up by the Local Planning Authority in consultation with the community. In law this is described as the Development Plan Documents adopted under the Planning and Compulsory Purchase Act 2004. Current Core Strategies or other planning policies, which under the regulations would be considered to be Development Plan Documents, form part of the Local Plan. The term includes old policies that have been saved under the 2004 Act.
Local Planning Authority	The public authority whose duty it is to carry out specific planning functions for a particular area. All references to Local Planning Authority apply to the District Council, London Borough Council, County Council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.
Local Plan Strategy	A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy.
Local Service Centre	Smaller centres with a limited range of employment, retail and education opportunities and services, with a lower level of access to public transport. The Local Service Centres are Alderley Edge, Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Mobberley, Prestbury, Shavington and Wrenbury.
Local Wildlife Sites	Locally important sites of nature conservation adopted by Local Authorities for planning purposes.

Lower Layer Super Ouput Area (LSOA)	Small geographical areas that are of similar size in terms of population (in 2011, when their boundaries were last revised, their average population was around 1,500 and all of them had a population of at least 1,000 but no more than 3,000). LSOAs were created by the ONS in the early 2000s, for statistical purposes. LSOA boundaries align with those of local authorities, but do not necessarily match ward boundaries. Originally there were 231 LSOAs in Cheshire East, but this was increased to 234 following 2011 Census evidence about recent population change, which resulted in some of the Borough's LSOAs being subdivided.
National Planning Policy Framework	A document that sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework in which local people and their accountable Council's can produce their own distinctive Local and Neighbourhood Plans, which reflect the needs and priorities of their communities.
Open Countryside	The rural area outside the towns and villages, excluding Green Belt areas.
Open Space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
Previously Developed Land	Land that is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
Primary (Land-won) Aggregates	Naturally occurring sand, gravel and crushed rock used for construction purposes.

Principal Towns	The largest towns with a wide range of employment, retail and education opportunities and services, serving a large catchment area with a high level of accessibility and public transport. The Principal Towns are Crewe and Macclesfield.
Projection	An estimate of future change that simply assumes that past trends and past relationships will continue, and projects these forward into the future. As such, a projection is different to a forecast.
Ramsar Sites	Wetlands of international importance, designated under the 1971 Ramsar Convention.
'Real' (or 'constant price') GDP/GVA	In the context of economic output measures (e.g. GDP or GVA), 'real' means the volume (as opposed to the value) of economic output, i.e. after removing the effects of inflation. All the economic output statistics quoted in this Report are 'real'.
Recycled Aggregates	Aggregates produced from recycled construction waste such as crushed concrete and planings from tarmac roads.
Regionally Important Geological Sites	A non-statutory regionally important geological or geo-morphological site (basically relating to rocks, the Earth's structure and landform).
Regional Spatial Strategy (RSS)	A strategy for how a region should look in 15 to 20 years time and possibly longer. The NW RSS was revoked on 20th May 2013.
Renewable Energy	Energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat.
Scheduled Monument	Nationally important monuments, usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.
Secondary Aggregates	Includes by-product waste, synthetic materials and soft rock used with or without processing as a secondary aggregate.
Site of Special Scientific Interest	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
Special Area of Conservation	Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.
Special Protection Area	Areas that have been identified as being of international importance for the breeding, feeding, wintering or the

	migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.
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 key component of the evidence base to support the development of spatial housing policies. The primary role of the SHMA is to provide: • A review of housing markets; • An assessment of housing need and affordable requirements; • A review of general market requirements; and • Policy recommendations.
Sustainability Appraisal	An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.
Sustainable Development	A widely-used definition drawn up by the World Commission on Environment and Development in 1987: 'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.' The Government has set out four aims for sustainable development in its strategy 'A Better Quality of Life, a Strategy for Sustainable Development in the UK'. The four aims, to be achieved simultaneously, are: • Social progress which recognises the needs of everyone; • Effective protection of the environment; • Prudent use of natural resources; and • Maintenance of high and stable levels of economic growth and employment.
Unemployment Count	All people aged 16 and above without a job who are (a) available and actively looking for work or (b) waiting to start a job they had already obtained. This is the official UK definition and it is consistent with the internationally agreed definition recommended by the International Labour Organisation (ILO). This definition of unemployment is different from the claimant count, which records only those people who are (a) claiming Jobseeker's Allowance or (b)

out of work and claiming Universal Credit. The unemployment count (using this ILO-consistent definition) is substantially higher than the claimant count.

Unemployment Rate Unemployment count as a percentage of the economically active population aged 16 and above.

Use Classes Specification of types of uses of buildings based upon the Use Class Order:

- **A1** Shops (for example hairdressers, post offices, sandwich bars, showrooms, Internet cafés)
- **A2** Financial and professional services (for example banks, estate and employment agencies)
- **A3** Restaurants and cafés (for example restaurants, snack bars and cafés)
- **A4** Drinking establishments (for example public houses, wine bars but not night clubs)
- **A5** Hot food takeaways
- **B1** Business: B1a Offices, B1b Research and development of products and processes, B1c Light industry appropriate in a residential area
- **B2** General industrial
- **B8** Storage or distribution (includes open air storage)
- **C1** Hotels (for example hotels, boarding and guest houses (excludes hostels))
- **C2** Residential institutions (for example care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres)
- **C3** Dwellinghouses: C3(a) single or family household, C3(b) up to six people living together as a single household and receiving care, for example supported housing schemes, C3(c) group of up to six people living together as a single household
- **C4** Houses in multiple occupation (between three and six unrelated individuals who share basic amenities such as a kitchen or bathroom)
- **D1** Non-residential institutions (for example health centres, creches, schools, libraries, places of worship)
- **D2** Assembly and leisure (for example cinemas, swimming baths, gymnasiums)
- **Sui Generis** (for example theatres, hostels, scrap yards, petrol filling stations, car showrooms, laundrettes, taxi businesses, amusement centres)