



Working for a brighter future together

Strategic Planning Board

Date of Meeting: 24 March 2021

Report Title: Cheshire East Local Plan: Authority Monitoring Report 2019/20

Portfolio Holder: Cllr Toni Fox, Planning

Senior Officer: Frank Jordan, Executive Director Place and Deputy Chief Executive

1. Report Summary

- 1.1. This report is the twelfth Authority Monitoring Report (AMR) produced by Cheshire East Council. The report contains factual information relating to the planning policies contained in the Council's statutory development plan and is intended to help the Council understand the extent to which the objectives behind these policies are being met.
- 1.2. The AMR will be published on the Council's website, in compliance with relevant planning legislation and statute.

2. Recommendations

- 2.1. That the Strategic Planning Board consider and note the content and conclusions of the 2019/20 AMR.

3. Reasons for Recommendations

- 3.1. The Cheshire East Local Plan AMR for 2019/20 is published to comply with the requirements of Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 3.2. 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 in achieving their intended aims, objectives and targets. Therefore it plays an important part in determining whether changes are required to existing planning policies or whether new policies should be developed.

4. Other Options Considered

4.1. The Local Planning Authority is required to produce an AMR, and its contents must include reviewing the key indicators identified in the adopted Local Plans that comprise the statutory development plan. Therefore, there are not considered to be any other suitable options.

5. Background

- 5.1. This Cheshire East Local Plan AMR covers the period 1 April 2019 to 31 March 2020 (monitoring period). It contains factual information on the implementation of the Local Development Scheme and the effectiveness of Local Plans. Local Planning Authorities are required to report on the implementation of the Local Development Scheme (i.e. the agreed Plan making programme) 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 AMRs, as long as they align with relevant UK and EU legislation.
- 5.2. AMRs provide 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 to Policy as necessary.
- 5.3. The 2019/20 AMR monitors the 18 indicators in the Monitoring Framework of the Cheshire East Local Plan Strategy (LPS) and also covers a further 63 indicators relating to planning policies and sustainability objectives.
- 5.4. The AMR monitors the performance of the LPS, which was adopted in July 2017. The Development Plan also consisted of the following documents during the 2019/20 monitoring period and therefore relevant Policies from these Development Plan Documents were also monitored:
 - 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)
- 5.5. Three Neighbourhood Development Plans (NDPs) were made in the monitoring period, which also form part of the Development Plan: Chelford NDP, Wilmslow NDP and Poynton NDP.

- 5.6. An Executive Summary has been produced for the AMR, which includes summary results for the indicators. This can be found to the front of the AMR. The whole AMR is attached as Appendix 1 for information.
- 5.7. Key findings in the AMR include:
 - the Council has a 6.4 years supply of housing land
 - 21% of the gross dwellings built were affordable
 - the percentage of empty homes in the Borough rose slightly from 2.5% to 2.6%
 - an additional 7.29ha of employment land was developed
 - the amount of employment land lost to other uses has fallen from 16.29ha to 12.56ha
 - the number of vacant retail units in town centres has fallen to 282
 - the number of Listed Buildings at risk has remained the same (10)
 - the average CO₂ emissions per person in Cheshire East has fallen to 6.8 tonnes per capita
- 5.8. The report also includes a series of further actions to address issues raised. These include:
 - making sure major development provides adequate infrastructure to meet future needs
 - considering measures to improve the attractiveness of town centres to investors/retailers, including through partnership working
 - continuing to pursue opportunities to link planned economic growth to areas of deprivation to make sure that residents are able to benefit from this growth, through training for example
 - seeking a greater mix of housing types to make sure that the needs of the Borough are met in terms of affordability and the ageing population
 - considering measures to increase the use of previously developed land for development.
- 5.9. The next step is for the Council to publish the AMR on its website to comply with statutory requirements. In view of its role in overseeing planning policy development, the Strategic Planning Board is asked to consider and note the content and conclusions of the 2019/20 AMR.

6. Implications of the Recommendations

6.1. Legal Implications

6.1.1. The publication of the AMR will make sure that the Council complies with the requirements of Section 35 of the Planning and Compulsory Purchase Act 2004, the Localism Act 2011 and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012

6.2. Finance Implications

6.2.1. The cost of preparing and publishing the AMR for 2019/20 is covered by the existing revenue budget for Strategic Planning.

6.3. Policy Implications

6.3.1. The monitoring information contained in the AMR will be used in the Local Plan process, including the preparation of the Site Allocations and Development Policies Document (SADPD) and will also be available for use in the production of Neighbourhood Development Plans across the Borough.

6.4. Equality Implications

6.4.1. The AMR monitors policies in the Cheshire East Local Plan, which was itself subject to an Equality Impact Assessment.

6.5. Human Resources Implications

6.5.1. There are no additional implications for Human Resources arising from this AMR.

6.6. Risk Management Implications

6.6.1. The AMR provides more up to date monitoring information, which can be used in the future development and refinement of Local Plan Policy. An adopted Local Plan has many benefits for the Council, local communities and business. It reduces the risk of unplanned development and provides greater certainty over future growth and infrastructure and a secure framework for investment.

6.7. Rural Communities Implications

6.7.1. The monitoring information contained in the AMR will be used in the Local Plan process, including the preparation of the SADPD, which will include detailed policies for rural areas and will also be available for use

in the production of Neighbourhood Development Plans across the Borough.

6.8. Implications for Children & Young People/Cared for Children

6.8.1. The monitoring information contained in the AMR will be used in the Local Plan process, including the preparation of the SADPD. Alongside the LPS, the SADPD will play an important role in making sure that children and young people have access to the homes and jobs they need in future years.

6.9. Public Health Implications

6.9.1. The monitoring information contained in the AMR will be used in the Local Plan process, including the preparation of the SADPD. The SADPD will continue to implement the LPS' strategic priorities that promote good health. In addition, the Cheshire East Local Plan was subject to a Health Impact Assessment.

6.10. Climate Change Implications

6.10.1. The Council's LPS conforms with national planning guidance, which places the need to achieve sustainable development at the heart of the planning system. This includes specific policies relating to climate change and encouraging healthy lifestyles, which are monitored as part of the AMR.

7. Ward Members Affected

7.1. All Wards are affected.

8. Access to Information

8.1. The AMR is attached as Appendix 1.

9. Contact Information

9.1. Any questions relating to this report should be directed to the following officer:

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