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Environment and Communities Committee

Agenda

Date:	**Monday, 11th March, 2024**
Time:	**10.00 am**
Venue:	**The Assembly Room - Town Hall, Macclesfield SK10 1EA**

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the foot of each report.

It should be noted that Part 1 items of Cheshire East Council decision making and Overview and Scrutiny meetings are audio recorded and the recordings will be uploaded to the Council's website

PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT

1. **Apologies for Absence**

   To note any apologies for absence from Members.

2. **Declarations of Interest**

   To provide an opportunity for Members and Officers to declare any disclosable pecuniary interests, other registerable interests, and non-registerable interests in any item on the agenda.

3. **Minutes of Previous Meeting** (Pages 5 - 10)

   To approve as a correct record the minutes of the previous meeting held on 1 February 2024.

For requests for further information
Contact: Josie Lloyd
Tel: 01270 686466
E-Mail: josie.lloyd@cheshireeast.gov.uk with any apologies

4. **Public Speaking/Open Session**

In accordance with paragraph 2.24 of the Council's Committee Procedure Rules and Appendix on Public Speaking, set out in the Constitution, a total period of 15 minutes is allocated for members of the public to put questions to the committee on any matter relating to this agenda. Each member of the public will be allowed up to two minutes each to speak, and the Chair will have discretion to vary this where they consider it appropriate.

Members of the public wishing to speak are required to provide notice of this at least three clear working days in advance of the meeting.

5. **MTFS 90 Strategic Leisure Review - Final Proposal** (Pages 11 - 114)

To consider a report seeking approval to implement the series of proposals from the review, some from 1 April 2024, whilst having considered and taken due regard to the output of the consultation process.

6. **Updated Playing Pitch and Open Spaces Strategy** (Pages 115 - 618)

To consider a report on the progress of updating the Cheshire East Playing Pitch and Outdoor Spaces Strategy (PPOSS) and seeking approval for its formal adoption.

7. **Carbon Neutral Programme - Progress Update** (Pages 619 - 756)

To receive a report on the progress the Council has made in relation to its carbon neutral commitments.

8. **Local Plan Issues Paper and Local Development Scheme Update** (Pages 757 - 1146)

To consider a report seeking approval to carry out public consultation regarding the new Local Plan Issues Paper and associated background draft reports, and approval for an update to the Council's Local Development Scheme.

9. **Environmental Protection Supplementary Planning Document** (Pages 1147 - 1272)

To consider a report seeking approval to adopt the Environmental Protection Supplementary Planning Document.

10. **Conservation Area Appraisals and Management Plans** (Pages 1273 - 1632)

To consider a report seeking approval to adopt Conservation Area Appraisals and Management Plans for Legh Road Knutsford, Holmes Chapel, Gawsworth and Bollin Hill Wilmslow.

11. **Developer Contributions Supplementary Planning Document** (Pages 1633 - 1792)

To consider a report seeking approval to adopt the Developer Contributions Supplementary Planning Document.

12. **Revised Draft Local Validation Checklists for Planning Applications** (Pages 1793 - 1876)

To consider a report seeking approval to adopt the Council's updated Local Validation Checklists for planning applications.

13. **Work Programme** (Pages 1877 - 1880)

To consider the work programme and determine any required amendments.

14. **Exclusion of the Press and Public**

The reports relating to the remaining items on the agenda have been withheld from public circulation and deposit pursuant to Section 100(B)(2) of the Local Government Act 1972 on the grounds that the matters may be determined with the press and public excluded.

The Committee may decide that the press and public be excluded from the meeting during consideration of the following items pursuant to Section 100(A)4 of the Local Government Act 1972 on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 and public interest would not be served in publishing the information.

PART 2 - MATTERS TO BE CONSIDERED WITHOUT THE PUBLIC AND PRESS PRESENT

15. **MTFS 90 - Strategic Leisure Review - Final Proposal** (Pages 1881 - 1892)

To consider the part 2 documents to the report.

Membership: Councillors J Bird, M Brooks, L Buchanan, T Dean, A Farrall, S Gardiner, D Jefferay, B Posnett, H Seddon, L Smetham, J Snowball (Vice-Chair), M Warren (Chair) and H Whitaker

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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Environment and Communities Committee** held on Thursday, 1st February, 2024 in the Committee Suite 1,2 & 3, Westfields, Middlewich Road, Sandbach CW11 1HZ

PRESENT

Councillor M Warren (Chair)
Councillor J Snowball (Vice-Chair)

Councillors J Bird, M Brooks, L Buchanan, A Farrall, S Gardiner, D Jefferay, B Posnett, H Seddon, L Smetham, H Whitaker and J Clowes

OFFICERS IN ATTENDANCE

Tom Shuttleworth, Interim Director of Environment and Neighbourhoods
Ralph Kemp, Head of Environmental Services
James Miller, Green Spaces Projects Officer
Tom Evans, Neighbourhood Planning Manager and Interim Environmental Planning Manager
Mandy Withington, Principal Solicitor
Tracy Baldwin, Finance Manager
James Thomas, Principal Solicitor
Josie Lloyd, Democratic Services Officer

ALSO PRESENT

Councillor J Bratherton
Councillor N Cook

129 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Dean. Cllr Clowes attended as a substitute.

130 DECLARATIONS OF INTEREST

In the interest of openness and transparency, Cllr Gardiner made the following declarations:

In relation to item 6 Sustainable Urban Drainage Supplementary Planning Document – there were representations within the report from Barratt and David Wilson Homes. Through his employment, Cllr Gardiner had regular communications with their engagement team although not relating to this report.

In relation to item 7 Conservation Area Appraisals and Management Plans – as a Knutsford Town Councillor, Cllr Gardiner was one of the lead members in respect of reviewing conservation areas.

131 **PUBLIC SPEAKING/OPEN SESSION**

Mr Tim Minay addressed the committee in relation to item 4 – Green Spaces Maintenance Review. Mr Minay raised concerns that the questionnaire was misleading and that subsequent reports contained inaccuracies. Mr Minay asked why the Tatton Drive estate was being treated differently to Grange Way and stated that there was a lack of effort in establishing who owns the land and a lack of consistency in applying criteria.

Mr Peter Jennings spoke in relation to item 4 – Green Spaces Maintenance Review and raised concerns about a lack of full disclosure in response requests to view road adoption documents.

Cllr Sandra Broad from Sandbach Town Council attended to represent Alex Porter in relation to item 4 – Green Spaces Maintenance Review and asked that the committee take the £15,000 mentioned in the report in relation to Sandbach out of consideration as it was not designated for a particular ward and, if split between all four wards, it would not be sufficient to make significant impact on rectifying the proposed cuts.

Ms Cathy Bruderer attended to speak in relation to item 4 – Green Spaces Maintenance Review. Ms Bruderer highlighted a number of alleged discrepancies in the information relating to the Grange Way estate in Sandbach, including issues of identifying highway land and land registry documentation showing plots of Council owned land which were not referenced within the report. Ms Bruderer asked that the Grange Way estate be removed from the proposals until all facts were collated and correct, and that the estate be maintained at the same level as the Tatton Drive estate until there was clarity.

Mr Steve McDermott spoke in relation to item 4 – Green Spaces Maintenance Review and stated that there was flawed information within the report in relation to the Grange Way estate which had not been addressed and highlighted the discrepancy over whether the land was adopted by the Council.

Cllr Ann Nevitt from Sandbach Town Council attended to speak in relation to item 5 - Approval of Cemeteries Strategy. Cllr Nevitt stated that the Cemeteries Strategy document of 2019 was severely flawed and did not recognise the existence of the adjacent field that was included in the original purchase and was listed as cemetery land. Cllr Nevitt stated that paragraph 218 of the Cemeteries Strategy Review of 2023 repeated same omission but that at a meeting of this committee in January 2023 she was given confirmation that this was cemetery land. Cllr Nevitt asked the committee to endorse this statement and confirm that this would be used as cemetery land when needed and that there were no plans to use this for anything other than originally intended.

132 **MTFS 91 GREEN SPACES MAINTENANCE REVIEW - FINAL RECOMMENDATIONS**

The committee considered the report on the Cheshire East Green Spaces Maintenance Review.

Councillor Cook attended as a visiting ward member to support the statements made by residents of the Grange Way estate in Sandbach. Councillor Cook supported the view that there were errors within the report and had provided supporting documentation within her consultation response.

Members asked for assurance that there was no legal obligation to maintain areas of green space. The Legal Officers present confirmed that they were not aware of any statutory duty other than highways maintenance and that due diligence on the status of these plots of land hence the Councils obligation to maintain them had been ongoing for a period of 2-3 years. The policy being considered was not related to maintenance of adopted highway land which is a function overseen by the Highways and Transport Committee. The policy under consideration deals with maintenance standards to areas such as parks, gardens, playing fields, play areas and ancillary green spaces.
Officers further confirmed that the sites in question on the Grange Way estate are registered as being owned by third parties, not Cheshire East Council.

Following the issues raised by members of the public at the meeting regarding whether land at the Grange Way Estate in Sandbach was adopted as public highway, the following amendment was proposed and seconded. This was carried unanimously.

- *To remove the affected Category 3 plots on the Grange Way Estate, Sandbach Elworth from the scope of the Green Spaces Maintenance Policy whilst further due diligence is undertaken.*
- *To continue any maintenance activities required post 1st April 2024 relative to other similar sites not owned by the Council (included at Schedule 2) Typology D Urban Open Spaces, Low Amenity*
- *To recommend to Highways and Transport Committee to consider the continued maintenance of these sites at a future meeting, following the conclusion of the required due diligence.*

RESOLVED (by majority):

That the Environment and Communities Committee:

1. Note the progress made to date in implementing the Green Spaces Maintenance Review included as a specific proposal within the Medium-Term Financial Strategy 2023-27 as approved at Council

on 22 February 2023, including the feedback from the recent public consultation exercise

2. Approve the final details of the proposed Green Spaces Maintenance Policy and associated schedules contained at Appendices A, B and C and their implementation as of 1st April 2024

3. Delegate authority to the Interim Director Environment and Neighbourhoods to take all necessary steps to:

   a. implement the Green Spaces Maintenance Policy;
   b. make all consequent changes to service provision and;
   c. make technical amendments to the implementation of the Green Spaces Maintenance Policy, specifically for those sites contained within the site schedule at Appendix B, as required and to update the Committee on any significant changes at a future meeting

4. Note the proposal to bring back to future Committee meeting(s) further
   updates on the continued due diligence around ownership for those sites not registered in Cheshire East Council's ownership, as contained in Category 2 within Appendix C. Where appropriate these reports will seek approvals related to future maintenance proposals for these Category 2 sites, in line with the Policy

5. Delegate authority to the Head of Environmental Services to enter into agreements with third parties relating to the ongoing and/or enhanced maintenance of green spaces outside that undertaken by Cheshire East Council, as per that application process set out at Appendix F

6. With regard to the Grange Way Estate in Elworth, Sandbach:

   a) To remove the affected Category 3 plots on the Grange Way Estate, Sandbach Elworth from the scope of the Green Spaces Maintenance Policy whilst further due diligence is undertaken
   b) To continue any maintenance activities required post 1st April 2024 relative to other similar sites not owned by the Council (included at Schedule 2) Typology D Urban Open Spaces, Low Amenity
   c) To recommend to Highways and Transport Committee to consider the continued maintenance of these sites at a future meeting, following the conclusion of the required due diligence

133 **APPROVAL OF CEMETERIES STRATEGY**

The committee considered the report on the updated Cemeteries Strategy for Cheshire East.

Cllr Bratherton attended to introduce the report as Chair of the Member Advisory Panel. The committee thanked the Panel for their work.

RESOLVED (unanimously):

That the Environment and Communities Committee:

1. Note the progress made to date in reviewing and updating the Cemeteries Strategy and Cemetery Regulations, including how the feedback on these documents from the recent public consultation exercise has been used to shape their content

2. Approve the adoption of the updated Cemeteries Strategy, as contained at Appendix C to this report

3. Note the intended next steps in relation to production of operational management plans for each site or group of sites in scope and to authorise the Head of Environmental Services to develop and approve these plans

4. Note the intention to bring back at a future date for Committee's approval a Cemeteries Investment Programme

5. Approve the adoption of the Cemetery Regulations, as contained at Appendix D, to be applied across all cemeteries within scope

134 **SUSTAINABLE URBAN DRAINAGE SUPPLEMENTARY PLANNING DOCUMENT**

The committee sought approval to adopt the final Sustainable Urban Drainage Guide Supplementary Planning Document.

Officers presented a further recommendation in addition to those set out in the report:

To delegate authority to the Head of Planning to make any further minor changes or corrections to the SUDS SPD ahead of its publication.

RESOLVED (unanimously):

That the Environment and Communities Committee:

1. Consider the key issues raised in representations received to the public
consultation that took place between September and October 2023 and the corresponding modifications to the Sustainable (urban) Drainage Guide Supplementary Planning Document (SuDss SDP) (Appendix 1)

2. Approve and adopt the SuDss Guide Supplementary Planning Document (Appendix 2)

3. To delegate authority to the Head of Planning to make any further minor changes or corrections to the SUDS SPD ahead of its publication

135 **CONSERVATION AREA APPRAISALS AND MANAGEMENT PLANS**

Officers advised the committee that this report was being deferred to a future meeting of the Environment and Communities Committee.

RESOLVED:

That the report be deferred.

136 **WORK PROGRAMME**

The committee received the work programme.

Cllr Farrall asked for a report to be brought forward on lessons learned from the Cleaner Crewe project.

Cllr Clowes asked, as a reminder, that all MTFS budget lines are scheduled onto the work programme.

RESOLVED:

That the work programme be noted.

The meeting commenced at 10.00 and concluded at 12.30

Councillor M Warren (Chair)

Agenda Item 5

OPEN

Environment and Communities Committee

11 March 2024

MTFS 90 Strategic Leisure Review - Final Proposal

Report of: Tom Shuttleworth, Interim Director of Environment and Neighbourhoods

Report Reference No: EC/26/23-24

Ward(s) Affected: ALL

Purpose of Report

1. To update Members on the progress of the implementation of the Cheshire East Strategic Leisure Review following the approval of the Council's Medium Term Financial Strategy 2023-27 (MTFS) at Full Council on 22nd February 2023 and following the previous report to the Committee in November 2023 which gave approval to undertake a consultation exercise.

2. To update the Committee as to how the Strategic Leisure Review proposal has been amended to reflect that feedback and results of a public consultation on the developed detail, undertaken during December 2023.

3. To update the Committee as to how the Strategic Leisure Review proposals have been further developed to reflect the revised budgetary position for commissioned leisure services as set out in the Council's Medium Term Financial Strategy 2024-28 (MTFS) at Full Council on 27th February 2024.

4. It seeks Committee approval to implement the series of proposals from the review, some from 1st April 2024 whilst having considered and taken due regard to the output of the consultation process.

Executive Summary

5. A report was presented to the 9th November 2023 meeting of the Committee, from which an amended recommendation was approved to

undertake a public consultation. This consultation was subsequently undertaken on a wider range of proposals and not focussed on any specific sites and their respective futures.

6. This report sets out a summary of the consultation responses, supported by a full report contained at Appendix A.

7. The report then sets out a series of proposals informed in part by the outcomes of the public consultation and required to deliver the savings as identified for 2024/25 as per those included in the MTFS 2024-28.

8. The proposals brought forward have been developed in order to deliver the short term savings needed by the Council in order to balance its budget, whilst also giving due consideration to making the medium to long term delivery of leisure services in the borough more financially sustainable for all stakeholders.

9. A part 2 confidential report is also included due to commercial sensitivities related to the ongoing contractual relationship with Everybody Health and Leisure.

RECOMMENDATIONS

The Environment and Communities Committee is recommended to:

1. Note the progress made to date in implementing the Strategic Leisure Review included as a specific proposal within the Medium-Term Financial Strategy 2023-27 as approved at Council on 22 February 2023, including the feedback from the recent public consultation exercise.

2. Approve the final details of the proposals to meet the MTFS budget savings target for 2024/25 onwards, as set out at paragraphs 39-51 of this report.

3. Delegate authority to the Interim Director Environment and Neighbourhoods to take all necessary steps to implement the proposals including but not limited to;
    a. Make the necessary changes to the operating agreement with Everybody Health and Leisure to secure additional income or cost reductions to the Council subsidies paid;
    b. Enter into a modification of the existing leisure operating agreement, subject to the constraints set out in the associated Part 2 report;

c. Take forward to completion asset disposals at the Holmes Chapel and Middlewich joint use sites, to allow alternative local delivery models to establish;
d. Implement pricing increases to the joint / access facilities access agreements for joint use school sites and;
e. Enter into “top up” funding agreements with Town and Parish Councils relating to the safeguarding of leisure provision for their local area.

4. Note the requirement for a further update to be brought to Committee in mid-2024/25 to set out the progress in delivering the required MTFS saving and to set out further proposals in order to deliver a balanced budget.

Background

10. A report was presented to the 9 November 2023 meeting of the Committee, from which an amended recommendation was approved to undertake a public consultation. This consultation was to be undertaken on a wider range of proposals and not focussed on any specific sites and their respective futures.

Medium Term Financial Strategy 2024-28

11. Since the initial outcomes of the review were reported to Committee in November 2023 the council has undertaken its budget setting process for the four-year period 2024-28. As part of this process the need to achieve a greater level of savings against commissioned leisure activities. This is a direct reflection on the significant budget challenges faced by the Council and the need to look across all services in order to set a balanced budget.

12. Following the usual public consultation process Full Council agreed to adopt the increased savings target for 2024/25 of £1.3M on 27th February 2024.

13. The proposals put forward within this paper have been developed with this in mind.

Council subsidies to Public Leisure provision in Cheshire East

14. The council's investment in leisure services for 23/24 is £5,594,533, this is split between the Management Fee paid to EHL of £1,366,000 and £4,228,533 in corporate landlord costs.

15. For absolute clarity it should be noted that no permanent income streams are received by the Council as a result of providing publicly funded leisure services. This is in the context of the council having to cover the increasing corporate landlord costs for the estate.

16. It should be further recognised that Everybody Health and Leisure are managing their own challenging position around inflationary cost pressures.

Subsidised Public Leisure Provision

17. In response to several queries raised at the meeting on 9th November and subsequently by Members of the Committee which related to the commerciality of the leisure estate. Due to the commercial sensitivity of this more detailed information this can be seen at Appendix A of the Part 2 report. The costs shown are forecast for 2023/24, informed by actuals to date and are summarised in the following paragraphs.

18. The total cost of operating the Leisure estate is forecast to be £19,505,567 and the income generated by Everybody Health and Leisure is forecast as £15,437,235. This gives a net position of costs exceeding income by £4,068,332.

19. This value is broadly comparable with the subsidy that the Council funds relating to its role as corporate landlord, which for the same period are forecast to be £4,119,731.

20. A similar high-level exercise has been undertaken for each site to provide an understanding of which sites are more financially self sustaining, hence pro rata which sites see a greater level of subsidy from Cheshire East Council.

21. What this demonstrates is that for the leisure estate to be cost neutral then income, principally pricing of leisure activities and memberships, would need to increase by circa 26%. This would place the pricing levels more in line with a private operator and assumes that with this price increase in place the current membership and user base is unaffected, which is considered highly unlikely.

22. The impacts of charging It should also be considered that due to the nature of the infrastructure and the service offer at some sites in particular those of a smaller scale.

Facilities / Joint Use Access Agreements

23. There are currently agreements in place between the Council and the schools located at six of the seven joint use sites, with Middlewich being the exception as this site is already owned by the school and leased

back. These agreements have been in place since the inception of the joint use arrangements some stretching back to when the facilities were built in the 1970's.

24. Under these agreements the schools pay for their use of the leisure centre facilities broadly based on a discounted room hire charge. This occupation by the schools of these spaces during the academic year inevitably limits the ability of these sites to generate income at the going rate.

25. As a result, it is therefore the case that as with all fees and charges applied by the Council there is a need to review these agreements on at least an annual basis. This is to ensure that the Council is correctly apportioning the costs of providing these sites for school use pro rate to the time that they are available for general public use.

26. Any additional income will be passed back to the Council in recognition of the increasing costs of providing the leisure estate.

27. It is recognised that in all cases specific areas of the leisure centres, particularly the sports halls and potentially outdoor playing pitches, are integral to the secondary schools being able to deliver their curriculum. As such they are considered business critical and it is important to note that under all scenarios access to the sites for the adjacent schools will be maintained i.e. the leisure centre asset would not otherwise be disposed of without retaining these access rights for the school.

Consultation and Engagement

28. The consultation ran for 6 weeks between 23rd November 2023 and 7th January 2024

29. The consultation was widely promoted through the following and invited anyone who wished to respond;

(a) Emails to All Members, Town and Parish Councils and the relevant Members of Parliament;

(b) Two all Member briefings held on Friday 15th and Monday 18th December 2023;

(c) Individual emails to all Town Councils requesting specific meetings to discuss the review implications for their specific site, together with follow up meetings;

(d) Attendance at a Cheshire Association of Local Councils (ChALC) briefing on Tuesday 12th December 2023;

(e) Engagement with the senior management teams at all 7 of the schools at the joint use leisure sites;

(f) Engagement with Everybody Health and Leisure throughout the consultation period in order to develop proposals to partially support the budget savings needing to be achieved;

(g) More generally press releases, social media and promotional materials displayed at the Council's library sites.

30. In total there were 3,728 consultation engagements including 2,769 survey responses, 522 social media engagements, 403 email/letter responses and 34 event attendees.

31. In summary the following key statistics can be seen;

- 79% of survey respondents used Everybody Health and Leisure (EHL) facilities, and of these 84% use a site at least once a week. Of survey respondents who use EHL sites, 37% use Poynton Leisure Centre and 36% use Knutsford Leisure Centre;

- 12% of survey respondents responded on behalf of a community or sports club who use EHL facilities. Of the clubs being responded for, 65% use sports hall facilities, 39% use swimming pools, while 27% used outdoor sports pitches.

- Around 60 community or sports clubs responded, providing usage data to feed into any required site assessment process;

- 8 Town and Parish Councils responded via email or letter;

- Around 34 Cheshire East ward councillors in attendance at the two briefings held;

- Out of a total of 403 email or letter responses a significant proportion of these related to opposition to site closures at Poynton and Middlewich, which was not a specific proposal set out in the consultation.

Options Membership Scheme

32. 7% of survey respondents had an "Everybody Options Scheme" membership.

33. The consultation feedback provided high levels of support for the proposals to:

- Only offer the scheme to residents of Cheshire East (80% support)
- Reduce the maximum discount offered from 25% down to 20% (68% support)
- Amend the eligibility criteria as set out in the consultation (49% support)

34. Support for reducing the maximum discount offered from 25% down to 15% was lower (44% support, 38% opposition)

Out of borough use

35. There was strong net support for the introduction of a different pricing policy for any users of its leisure services whose home address is outside the borough, with 73% in support of this proposal and 14% opposed to it. It was highlighted by those in support that other Councils already do this.

Alternative leisure service delivery options

36. From the seven presented overall the most preferred option was “implement a differential pricing policy for different grades of membership e.g. Gold / Silver / Bronze”, which had an average rank of 2.5 out of 7, where 1 is the most preferred option.

37. The second most preferred option was “increase prices across all activities and grades of membership”, with an average rank of 3.1 out of 7.

38. The third most preferred joint options were “transfer ownership of leisure sites to other third-party operators” and “reduce opening hours across all sites”, both with average ranks of 4.0 out of 7.

39. The least preferred options were “focus on providing leisure services in the areas of greatest health need, withdrawing funding from others”, with an average rank of 5.2 out of 7, and “focus on providing a smaller number of core larger leisure sites, withdrawing funding from others”, with an average rank of 5.6 out of 7.

Where to focus resources as a last resort

40. As a last resort where extra savings are needed, survey respondents were divided on whether the council should focus its Leisure Service resources “on the leisure centres where usage is highest”, with 43% agreeing and 42% disagreeing.

Engagement - Town Councils

41. During the consultation officers made direct contact with all Town Councils relating to the potential requirement for those organisations to provide funding towards the retention of their local leisure centre.

42. This was on a very similar basis to the “top up” initiative offered through the recent Libraries Service Review, with a fixed cost derived from a proportion of the Council’s forecast corporate landlord costs. This would be secured under a formal funding agreement.

43. Any funding offered would be on the basis that the related leisure facility would be safeguarded against closure for the duration of the funding agreement.

44. It is acknowledged that a number of Town Councils have in fact already taken this proposal through their own governance processes and officers continue to engage on this basis.

Engagement - Everybody Health and Leisure (EHL)

45. Throughout the course of the development of the Strategic Leisure Review since early 2023 officers have been engaging with the senior management team of EHL. This has been with the intention of developing proposals that would otherwise limit the impacts of the need to achieve savings from the commissioned leisure services.

46. It is acknowledged that EHL have provided at various stages of the review’s development data to inform its outcomes. This has been the case for this report.

47. This proactive engagement has continued throughout the consultation period and as a result a series of proposals can now be established for committee review and recommended approval to implement. These proposals have been developed in line with the feedback from the recent public consultation.

48. In advance of finalising the suite of proposals a series of workshops were held with the Councils leadership team and then on an informal basis with the committee to ensure clarity of what was on offer and the respective constraints associated.

Budget Proposals – Everybody Health and Leisure

49. Based on the feedback received through the consultation, negotiations with the incumbent operator the proposals contained below are

considered to offer a suitable opportunity to partially meet the required budget savings as established in the MTFS 2024-28;

- The provision of £460k of **one-off** financial support for 2024/25 taken from EHL reserves;
- The permanent retention of the swimming surcharge as part of core pricing – EHL have proposed to continue to apply a surcharge at 25p per swim, which could generate circa £160k full year effect;
- The reduction of the Options (concessionary) membership scheme discount from 25 to 20% to reflect the feedback received through the consultation - £60k. It should be noted that the recent consultation also presented a reduction to 15% discount which was broadly supported hence this further change will be actioned in 2025/26.

50. Therefore, total minimum reduction to annual management fee, subject to the last two points above, for 2024/25 - £680k.

51. In addition to the above – to directly support CEC;

- In the disposal of / exit from Holmes Chapel and Middlewich Leisure Centre sites respectively without incurring compensatory costs.
- In reviewing the current Joint / Facility Access Agreements with the schools at the remaining five joint use sites to ensure that CEC are not inadvertently subsidising the schools use of the leisure facilities, and;
- In any Council led discussions with Town Councils relating to them providing a financial contribution to the ongoing provision of a leisure centre in their area.

52. In return for the above EHL have requested an extension to the existing leisure operating agreement. This will allow EHL as a business to undertake longer term planning and investment of their own with the security of a longer-term tenure.

53. Please see the Part 2 report which sets out the required background and recommendations relating to modifying the current operating agreement.

Investment Plan

54. A Minor Works Investment Programme is proposed, which mirrors that included at Appendix C and as summarised below in Table 1 has a total capital cost of £3.55M. This programme has been developed on the basis of an “invest to save” only, hence generate a c.£108k revenue surplus once fully delivered.

55. This programme of investment has been targeted at those sites where the usage data collated demonstrates service demand is greatest and in consultation with EHL as operator there are known issues around medium-term capacity to continue to service demand.

56. All previous investments into the leisure estate are no longer under consideration and have been removed from the capital programme.

57. Site and Brief Description	**Investment Value**	**Ave. borrowing cost (£pa)**	**Minimum income to CEC (£pa)**
Crewe LC – repurpose existing underused space	£ 350k	£ 24.5k	£ 40k
Macclesfield LC – expand gym and fitness suite offer	£ 250k	£ 17.5k	£ 30k
Macclesfield LC – new fitness equipment 2024	£ 450k	£ 105k	£ 95k
Nantwich LC – extension to gym / convert old changing area to additional usable space	£ 1.2M	£ 84k	£ 100k
Sandbach LC – internal repurpose / upgrade to fitness equipment (2024)	£ 200k	£ 14k	£ 40k
Shavington LC – replace end of life with new 4G pitch	£ 250k	£ 17.5k	£ 30k
Shavington LC – internal repurpose / upgrade to fitness equipment (2024)	£ 100k	£ 7k	£ 10k

Wilmslow LC – Development of indoor/outdoor provision	£ 250k	£ 17.5k	£ 30k
Wilmslow LC – new changing facilities	£ 500k	£ 35k	£ 50k
TOTALS	**£ 3.55M**	**£ 322k**	**£ 430k**

Table 1: Summary of Minor Works Investment Programme financials (based on current % rate of borrowing)

Outstanding Saving Requirements 2024/25 onwards

58. Whilst it is positive that subject to the committee's approval a significant £value of savings have already been generated it will be necessary to seek further support towards achieving the necessary target for 2024/25 and in future years.

59. The position in relation to savings identified and the required 'gap' is contained at paragraph 62.

60. To achieve this, it will be necessary to secure external funding from the likes of Town and Parish Councils and other stakeholders to safeguard local provisions over the medium term.

61. Should funding not be secured then there will be a need to consider a further site assessment process, informed by the usage data collated through the consultation process. The results of this process would be reported back to committee in mid-2024/25 with a further set of recommendations on how to proceed.

Reasons for Recommendations

62. The recommendations related to the final proposals from the review have been made on the basis of;

- Supporting a sustainable financial future for the council, through service development, improvement, and transformation.
- The need to focus current levels of investment into leisure services to achieve the greatest outcomes for public health.
- Having given due consideration to how the service could be delivered differently outside of but complimentary to the Council's current operating model.

- Ensuring that the service continues to be delivered in an efficient and effective way both geographically and also in the provision of well-equipped modern sites where service demands are greatest;
- To ensure that the provision of leisure services is secured for the medium to longer term with a robust ongoing review mechanism established to ensure continued affordability and;
- To ensure that the review process undertaken adequately considers all of the factors in making a decision, underpinned by a robust evidence base.

Other Options Considered

63. The following options appraisal outlines the other options considered in more detail:

Option	Impact	Risk
The Committee resolving to not approve the proposals	The Committee would need to identify alternative savings / income to deliver the required 2024/25 savings target of £1.3M, plus subsequent years savings	The Council cannot deliver a balanced budget.

Table 2: Summary of alternative options considered

Implications and Comments

Monitoring Officer/Legal

Property Implications

64. EHL occupies all of the sites under the terms of Lease a which is co-terminus with the operating contract and run until May 2029. If EHL no longer operate specific sites, then the leases will need to be terminated and the sites will revert to the Council.

65. All of the joint use sites are attached to Academies. This means that there are separate leases with each school which deal with shared use of areas of common usage which facilitated operation and use of the leisure centre sites. In some cases, this allows the Council access to areas of the school for the purpose of movement between parts of the leisure centre, maintenance of shared equipment (such as boilers) and shared use of car parking. If the leases are terminated the land will not automatically pass to the schools. Any agreement to pass the sites to

the adjacent schools will need to be negotiated with each individual school, alternatively the sites will close and remain vacant.

66. In order to facilitate use of the joint use leisure centre sites by the schools there are Joint Use/Facilities Access agreements in place on each site. If the leisure facilities are transferred to the school as is proposed for both Middlewich and Holmes Chapel then these agreements will terminate at the point that the transfer occurs.

Changes to Leisure Operating Agreement

67. Once a new operating model is approved, the contact will need to be amended and this will be implemented through the normal change control mechanism contained within the operating agreement in place with EHL.

68. Approvals required to advance specific elements of the Investment Plan, for instance letting of contracts, will need to be sought separately at the appropriate time.

69. Modifications to the current operating agreement required as a result of the proposed contract extension are considered in the Part 2 paper.

Education Implications

70. Physical education is a compulsory part of the National Curriculum for children at Key Stages 1 – 4 (Reception – Year 11). Additionally, children at Key Stages 1 and 2 (Primary School) must have swimming as part of their physical education. Consideration has therefore been given to the use of the leisure site by schools when developing the review outcomes.

Section 151 Officer/Finance

71. The current budget savings allocations now included within the MTFS for 2024/25 equate to a total of £ 1.305M

72. It is noted that should the committee resolve to approve the extension of the contract with EHL then the MTFS budget savings profile will need to be aligned to the reduction of the annual management fee to £nil.

73. Table 3 sets out the budget savings for the next year and illustrates the gap that still needs to be filled.

Proposal	2024/25
Temporary - One off use of EHL reserves	£ 460,000
Temporary – One off contribution from Public Health (Note: Provisional allocation subject to satisfying grant criteria aligned to revised contract KPIs)	£ 250,000
Permanent – income from swimming surcharge	£ 160,000
Permanent - Options membership scheme (reduction of discount to 20% in 2024/25 and then 15% year after)	£ 60,000
Reduction of corporate landlord costs related to disposal of two sites	£ 125,000
Revenue return from full implemented invest to save minor works programme	£ 0
Total proposals secured to date	**£ 1,055,000**
Balance to find	**£ 250,000**

Table 3: Summary position ,savings achieved, against required savings

Policy

74. The proposal supports the following Corporate Plan priorities.

An open and enabling organisation	**A council which empowers and cares about people**	**A thriving and sustainable place**
Priority: Support a sustainable financial future for the council, through service development, improvement and transformation	*Priority: Work together with our residents and our partners to support people and communities to be strong and resilient.* All services to be developed together with our residents and communities.	*Priorities;* *Reduce impact on the environment* *Be a carbon neutral council by 2025*

Equality, Diversity and Inclusion

75. A full Equality Impact Assessment has been undertaken and updated with the feedback from the public consultation. This is contained at Appendix B to this report.

76. In summary the following should be noted;

- The proposed reduction in the options scheme discount for older and younger people may have a negative impact on individuals' ability to pay and therefore access the facilities.

- The proposed discount for people with disabilities or with long-standing illness or health conditions all of whom benefit from accessible sport and leisure activities that can boost their rehabilitation or help them maintain their health and wellbeing as well as social and mental health, maybe adversely affected by the reduction in the % discount of the options scheme which may adversely impact their ability to pay and access the facilities.

Human Resources

77. There are no human resources implications for the Council as a result of this report.

78. All resources to continue to manage and deliver the review will be obtained from within the current Council staffing establishment, supplemented by suitably procured external legal, procurement and technical advice where needed.

Risk Management

79. Table 4 sets out an overview of key project risks and their mitigation actions.

Risk	**Mitigating Actions**
Capital investments – current market conditions, inflation and increased costs mean that the proposed investments are not commercially viable	Undertake robust cost forecasting as part of review development process to ensure these factors are built into final business plan and hence any adjustment to the Council's capital programme.
Agreement to transfer sites is delayed or doesn't progress in time for savings to be released creating a pressure on the savings target	Early engagement with the schools and EHL is taking place in order to ensure timely progress is made
Further financial savings are needing against the commissioned Leisure service due to the overall budget position of the council.	All options are being explored to mitigate the costs of providing leisure services,

Table 4: Summary of key risks and proposed mitigations

Rural Communities

80. The access to facilities for people in the rural communities of Cheshire East, will remain largely unaffected, however public health data states that there areas of fuel poverty within this areas and an increase in pricing may affect their ability to pay for the activities, furthermore the current leisure estates is not, in the main serviced by public transport especially at nights and weekends, which further restricts access by rural communities.

Children and Young People including Cared for Children, care leavers and Children with special educational needs and disabilities (SEND)

81. The proposals will protect sports and amenity spaces whilst increasing opportunities for children and young people to experience nature in their locality.

Public Health

82. Understanding variation in health and wellbeing need across Cheshire East is an essential component of the strategic leisure services review to ensure that any changes in provision optimise health and wellbeing for residents and do not widen existing health inequalities.

83. The public health implications of changes to leisure service provision have been carefully, and pragmatically considered as part of this review through a process of consensus building. Consensus building has involved input from the Consultant Leads for: Health Intelligence and Children and Young People; Health Protection and Wider Determinants; and Health and Care Public Health and by the Corporate Manager for Health Improvement.

84. Underpinning the consensus building was analysis that considered variation of health and wellbeing need across wards and towns in Cheshire East.

- Health and wellbeing has been considered in context of public health across all ages, as outlined by the Tartan Rug 2021 and the Joint Outcomes Framework[1]

- In addition, more focussed implications in relation to poverty, children and young people, and older people have also been considered through review of relevant indicators in the: Poverty JSNA[2] and the Office for Health Improvement and Disparities Local Health Profiles[3]..

85. It will also be important to understand variation in healthy lifestyles across Cheshire East in more detail and the factors that act as barriers to adopting healthy lifestyles. Further information about people's attitudes to this will be available through the results of the lifestyle survey undertaken in January and will be used to inform future proposals.

86. Furthermore, there is a recognition that understanding the actions within the Local ‘All Together Active’ Plan will be another important consideration.

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[1] Office for Health Improvement & Disparities. Public Health Profiles. https://fingertips.phe.org.uk © Crown copyright 2023 (Accessed 24 May 2023).
[2] Cheshire East Council (2022) Poverty. Cheshire East Joint Strategic Needs Assessment. Available from: https://www.cheshireeast.gov.uk/council_and_democracy/council_information/jsna/healthier-places/poverty.aspx (Accessed 24 May 2023).
[3] Office for Health Improvement & Disparities. Public Health Profiles-Local Health. https://fingertips.phe.org.uk © Crown copyright 2023 (Accessed 24 May 2023)

Climate Change

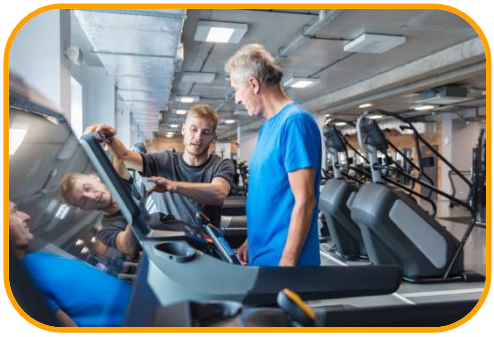
87. There are no specific impacts on climate change, however the proposals would directly generate a reduction in energy usage directly by the Council across its estate, lessening its carbon footprint.

Access to Information	
Contact Officer:	Chris Allman, Head of Neighbourhood Services christopher.allman@cheshireeast.gov.uk
Appendices:	Appendix A - SLR Consultation Report Appendix B - Equality Impact Assessment (post consultation) Appendix C – Investment Plan
Background Papers:	Cheshire East Corporate Plan 2021-2025 - Pdf (browsealoud.com) Medium Term Financial Strategy 2023-2027 - Pdf (browsealoud.com) Environment and Communities Committee Policy proposals p92 (superseded) MTFS – 2024-28 Environment and Communities Committee Policy proposals p89 proposal 70

Cheshire East Council

A summary of responses to Cheshire East Council's

Strategic Leisure Review Consultation 2023



Executive Summary

Introduction

Between 23 November 2023 and 7 January 2024 Cheshire East Council consulted on proposals to change the way Leisure Services are delivered in Cheshire East, in order to meet a minimum £479,000 savings target established as part of the council's budget setting for 2023-27

Consultation responses were invited from anyone who wished to respond – the consultation was not run as a referendum nor as a statistically robust sample survey.

In total there were 3,728 consultation engagements including 2,769 survey responses, 522 social media engagements, 403 email/letter responses and 34 event attendees.

About survey respondents

Postal town of respondents

Of those completing the survey:

- 84% provided a postcode which matched an address inside Cheshire East
- 5% provided a postcode which matched an address outside Cheshire East
- 11% did not provide a postcode which could be matched to an address

The postal towns which received more responses than expected when compared to the number of households in each town included:

- Poynton and Disley (received 6.7 times more responses than expected)
- Knutsford (received 5.5 times more responses than expected)
- Middlewich (received 1.1 times more responses than expected)

133 survey responses were received from people living outside Cheshire East. Most of these came from Stockport (46 responses) and Northwich (42 responses). Most of those survey respondents living outside the borough used either Poynton, Knutsford or Middlewich Leisure Centres.

Users of Everybody Health and Leisure (EHL) sites

79% of survey respondents used Everybody Health and Leisure (EHL) facilities, and of these 84% use a site at least once a week. Of survey respondents who use EHL sites, 37% use Poynton Leisure Centre and 36% use Knutsford Leisure Centre.

Community and sports club use of EHL sites

12% of survey respondents responded on behalf of a community or sports club who use EHL facilities. Of the clubs being responded for, 65% use sports hall facilities, 39% use swimming pools, while 27% used outdoor sports pitches.

Changes to the Options concessionary membership scheme

There was fairly strong support across all survey respondents for a reduction in the maximum Options concessionary scheme discount:

- 68% supported a reduction in the maximum Options concessionary scheme discount from 25% down to 20%, 18% opposed this
- 44% supported a reduction in the maximum Options concessionary scheme discount from 25% down to 15%, 38% opposed this

Furthermore, 49% of survey respondents supported the proposed new qualifying criteria and discounts for the Options concessionary scheme, 17% opposed them.

A large proportion of survey respondents, 80%, supported only offering the Options concessionary scheme to residents of Cheshire East, 10% opposed this.

Some respondents commented that the Options concessionary scheme is vital to those that rely on it, while others felt the scheme should only be available to those on benefits or who have low income – some felt that some retirees in Cheshire East are affluent enough to afford full membership for example.

On the issue of pricing, some felt that service users should pay more to keep sites open, though others were concerned that prices are not set too high, as that would put users off and reduce income.

In total 7% of survey respondents had an “Everybody Options Scheme” membership.

Changes to prices for out of borough leisure service users

A large proportion of survey respondents, 73%, supported a different pricing policy for leisure services users whose home address is outside the borough, 14% opposed this. Those who supported this proposal did so if it meant centres won’t close, and highlighted that other councils do this.

Those opposed to this proposal felt that:

- People should be able to use any leisure centre they wish as long as they pay
- The council should be promoting leisure services and attracting more members
- Those living on the border would be unfairly affected
- Those working in the borough would be unfairly affected

A number of survey respondents were unsure about this proposal and felt more information was needed about it to make a decision. They wondered what the proposal would save overall, whether this is a significant issue, and how it would work exactly.

Alternative leisure service delivery options

Overall the most preferred option for generating income or making savings from Leisure Services was “implement a differential pricing policy for different grades of membership e.g. Gold / Silver / Bronze”, which had an average rank of 2.5 out of 7, where 1 is the most preferred option.

The second most preferred option was “increase prices across all activities and grades of membership”, with an average rank of 3.1 out of 7.

The third most preferred joint options were “transfer ownership of leisure sites to other third-party operators” and “reduce opening hours across all sites”, both with average ranks of 4.0 out of 7.

The least preferred options were “focus on providing leisure services in the areas of greatest health need, withdrawing funding from others”, with an average rank of 5.2 out of 7, and “focus on providing a smaller number of core larger leisure sites, withdrawing funding from others”, with an average rank of 5.6 out of 7.

When asked to provide other ideas for the funding of leisure sites in Cheshire East, survey respondents suggested:

- That the council should stop wasting money
- Increasing the leisure service and site efficiency
- Charging more for services
- Increasing usage of leisure centres
- Generating more income from sites and increasing their commerciality
- Increasing sponsorship and fundraising to support sites

Survey respondents also suggested a number of high-level funding ideas, including:

- Allocating more budget to leisure services and diverting budget from other areas e.g. diverting budget from Public Health
- Lobbying central government for more funding
- Increasing Council Tax
- Applying for more central government grants
- Levying developers and builders to contribute to local leisure infrastructure

Where to focus Leisure Service resources as a last resort

Survey respondents were divided on whether the council should focus its Leisure Service resources as a last resort "on the leisure centres where usage is highest" - 43% agreed with this while 42% disagreed.

However, survey respondents disagreed that the council should focus its Leisure Service resources "in the locations where the health of residents is poorest" (23% agree, 61% disagree), and disagreed it should focus its Leisure Service resources "where the actual cost to operate sites per user is lowest" (17% agree, 58% disagree).

Generally speaking, many survey respondents commented that service reduction should not be considered at all, and that if local leisure centres were to close, many would not be able to use another one.

When considering site closures, survey respondents suggested the council consider:

- The impact on health and social care services and wider society – closures would have an impact on the health and wellbeing of local residents, which in turn would have an impact on council services and on the local community
- How closures would fit in with council health and obesity strategies
- The ease of access and time to travel to alternative centres if any sites are closed, and the proximity of sites to each other
- Swimming pool provision – Learning to swim and swimming pools are essential
- Environmental impacts of closures if people have to travel further
- The impact on schools and school children that use the centres
- The impacts on the lives of youth and young people who attend leisure centres
- The impact on local sports clubs/teams and on local employment opportunities

Finally there were significant concerns raised about the quality of the data used to put together original consultation proposals, and concern about proposals being made primarily on the basis of health considerations.

Letters and emails

In total 403 emails and letters were received during the period of the consultation, with content of these summarised in the table below.

Summary of email / letter content:	No. of comments
Opposition to the closure of Poynton Leisure Centre / Sports hall.	254
Opposition to the closure of Middlewich Leisure Centre / the Astro pitch at Middlewich LC.	91
Opposition to the closure of Knutsford Leisure Centre.	28

Formal responses from: Alsager Town Council; Cllr Mary Brooks; Cllr Sue Adams; Crewe Town Council; David Rutley MP; Disley Parish Council; Everybody Health and Leisure; Goostrey Parish Council; Holmes Chapel Parish Council; Knutsford Town Council; Middlewich Town FC; Poynton High School; Poynton Netball Club; Poynton Rotary Club; Poynton Town Council; Sandbach Town Council.	16
Suggested alternative ways of keeping leisure centres open.	15
In-depth critiques of the consultation material and data used to support it, including criticism of the benchmarking document.	9
States Holmes Chapel Parish Council were previously part of a Joint Management Agreement for Holmes Chapel Leisure Centre, and that consideration should be given to HCPC's view and wishes, and that examination of cost saving opportunities should occur alongside consideration of alternative methods of service delivery.	1

Conclusions

The level of consultation response

The level of response to the consultation was very high, indicating strong feeling within communities about leisure centres and the role they play.

The large volume of email and letters received, especially from some towns in particular, is unusual and indicates a high level of organised response from these communities. Large volumes of responses were received from consultees in Poynton, Knutsford and Middlewich, it is clear that these communities came together to oppose perceived threats to their leisure services.

Response bias

It is important to note therefore that results are biased towards respondents from these areas, but also towards leisure services users as opposed to non-users – were results presented that were representative of the whole borough, they may be quite different.

Pre-consultation material development

The consultation response highlights the importance of pre-consultation material development being conducted with care and consideration for the communities that proposals may impact.

Of the 421 separate comments made in the emails received during the consultation, 374 comments were directly opposed to proposals to close sites, which had not been put forward during the actual consultation. These proposals had been discussed during pre-consultation material development at Environment and Communities Committee on 9 November 2023.

It is clear that the original proposals discussed at Committee, which weren't consulted on, created a significant level of concern within communities.

Changes to the Options scheme

There are high levels of support for the proposed changes to the Options concessionary membership scheme from survey respondents, though this may be a case of a majority of respondents voting for proposals which do not affect them.

Those who will be affected by these proposals are some of the most vulnerable in our communities, and great care must be taken to ensure that if these changes are implemented, mitigations are put in place to ensure those who really need concessions still receive them.

Changes to prices for out of borough users

There are also high levels of support from survey respondents for proposed differential pricing policies for out of borough users, and again this may be a case of a majority of respondents voting for proposals which do not affect them.

That said, questions were raised in the feedback about how much money this proposal would save the council and whether it would be workable. Concern was also expressed about this proposal from some Members, particularly for the Wilmslow and Poynton areas of the borough. Careful consideration should be given to the implementation of this policy if it goes ahead.

Alternative leisure service delivery options

Respondents were quite clear throughout the consultation that reductions in service provision, and sites closures, were their least preferred options for the service. Increases in prices for services, differential pricing policies for different types of membership, and even a reduction in opening hours are preferred to site closures.

Respondents listed a number of alternative funding ideas listed within this report which should be explored, including increasing commerciality of sites, as well as perhaps diverting funding from other services such as Public Health services. A number of alternative delivery vehicles were also suggested in emails, including the transfer of sites over to parish councils through Joint Management Agreements or similar.

Where to focus Leisure Service resources as a last resort

None of the options as to where to focus funding as a last resort were popular, though as a last resort the most popular option seemed to be to focus funding on sites where usage is highest.

There was significant opposition to the idea of focusing resources and selecting sites for closure based on health analysis, which is perhaps not surprising given most survey respondents, and most leisure centre users, are in good health.

Respondents also listed a long list of things that should be considered in any future site assessment, over and above just site usage and local health considerations.

Finally, respondents urged the council to take a long term and holistic view regarding leisure provision in Cheshire East, stating that any reductions in leisure provision in the borough could have long term consequences on council health and social care services, and on the wider community.

Contents

Executive Summary 2
Introduction 10
About survey respondents 12
Users of Everybody Health and Leisure sites 15
Community and sports club use of EHL sites 17
Proposed changes to the concessionary membership scheme (called Options) 21
Proposed change to prices for out of borough leisure service users 25
Alternative leisure service delivery options 27
Where to focus Leisure Service resources as a last resort 31
Final comments 35
Conclusions 38
Appendix 1 – Email and letter feedback 40
Appendix 2 – Event feedback 43
Appendix 3 – Social media engagement 49
Appendix 4 – Newspaper articles 50
Appendix 5 – Survey respondent demographics 51
Appendix 6 – The consultation material 53

Report produced 12 January 2023 by Ben Buckley of the Research and Consultation Team, Cheshire East Council. Email RandC@cheshireeast.gov.uk for further information.

Introduction

Purpose of the consultation

As part of its budget setting process for 2023 to 2025, Cheshire East Council conducted a 2-stage review of its Leisure Services.

Stage 1 of this review was to make £1.3 million of savings from the service in 2023/24. This stage was delivered during 2023.

Stage 2 of the review was conducted to secure a further minimum £479,000 of savings against current commissioned leisure services. The purpose of this consultation was to determine how Stage 2 of this review might best be delivered.

As part of this consultation the council put forward a number of proposals to change the way Leisure Services are delivered in Cheshire East – the full consultation material is included in Appendix 6.

The council consulted on these stage 2 proposals between 23 November 2023 and 7 January 2024.

Pre-consultation material development

Prior to the stage 2 consultation starting, at Environment and Communities Committee on 9 November 2023, Committee Members considered and debated the material that would be consulted on.

The initial draft of the material that was debated proposed the removal of funding for 4 Leisure Centres in Cheshire East, in order to meet the required savings. These sites were put forward based on number of key health and usage factors.

As an outcome of this Committee, the material to be consulted on was altered significantly, with proposals to remove funding for 4 sites being removed.

Consultation methodology

Responses on the revised consultation material were invited from anyone who wished to respond – the consultation was not run as a referendum nor as a statistically robust random sample survey. Results should therefore be interpreted within the context in which they were gathered.

The consultation was promoted to a wide range of stakeholders including:

- All local Members of Parliament
- All Cheshire East Council Ward Members (Councillors)
- All local Town and Parish Councils

- All local joint-use school headteachers
- All members of a council communications subscriber list (approximately 3,500 people)
- All council employees
- All users of Cheshire East Council funded leisure centres
- All users of Cheshire East Council funded libraries

Furthermore, Everybody Health and Leisure (the Charitable Trust which currently delivers leisure services on behalf of the council) conducted their own promotion campaign within its leisure centres.

The consultation was promoted through the following mediums:

- Media releases
- The council's Consultation Portal
- Social media
- Paper consultation packs and posters distributed in all leisure centres and libraries in the borough
- The Town and Parish Council network
- Council Members Briefings
- Through 1 to 1 emails and conversations with key stakeholders including local Councillors, Town and Parish Councils, Everybody Health and Leisure and local schools

Number of consultation responses

In total there were 3,728 consultation engagements, including:

- 2,758 online survey responses
- 522 social media engagements
- 392 email responses
- 34 event attendees
- 11 letter responses
- 11 paper survey responses (from 205 distributed in total)

Reading this report

The main sections of this report contain an analysis of the survey responses received during the consultation.

Feedback received via email, letter, social media, and through events is summarised in the appendices.

About survey respondents

Postal town of respondents

Of those completing the survey:

- 84% provided a postcode which matched an address inside Cheshire East
- 5% provided a postcode which matched an address outside Cheshire East
- 11% did not provide a postcode which could be matched to an address

Survey responses from within Cheshire East

Analysis of survey responses from within Cheshire East shows that more responses than expected were received from some postal towns than others, when compared by the total number of households in each area.

The table below includes data for all Cheshire East postal towns which received 20 or more survey responses. It shows how many responses were received in each of these postal towns, as compared to the number of households in each area.

The postal towns which received more responses than expected when compared to the number of households in each town included:

- Stockport, including Poynton and Disley (received 6.7 times more responses than expected)
- Knutsford (received 5.5 times more responses than expected)
- Middlewich (received 1.1 times more responses than expected)

Post Town (inside CE only)	No. CE addresses	No. survey responses	Survey response over / under representation
Stockport (including Poynton and Disley)	8,889	726	6.7 times as many as expected
Knutsford	10,452	707	5.5 times as many as expected
Middlewich	6,816	89	1.1 times as many as expected
Wilmslow	15,998	147	0.7 times as many as expected
Alderley Edge	2,906	25	0.7 times as many as expected
Sandbach	13,041	74	0.5 times as many as expected
Macclesfield	37,571	191	0.4 times as many as expected
Crewe	47,579	215	0.4 times as many as expected
Nantwich	16,219	64	0.3 times as many as expected
Stoke On Trent (including Alsager)	10,596	30	0.2 times as many as expected
Congleton	16,232	44	0.2 times as many as expected

Survey responses from outside Cheshire East

133 survey responses were received from people living outside Cheshire East. Most of these came from Stockport (46 responses) and Northwich (42 responses). Most of those survey respondents living outside the borough used either Poynton, Knutsford or Middlewich Leisure Centres.

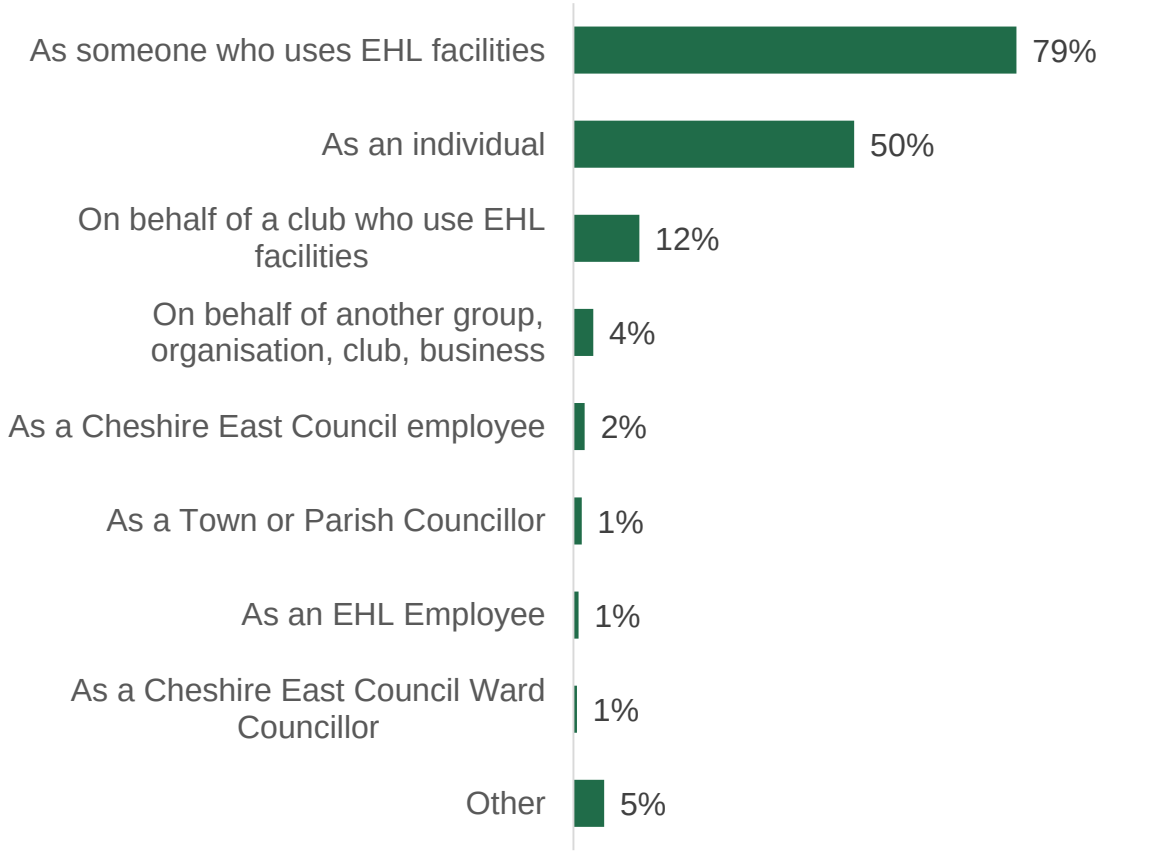
Post Town (outside CE)	No. survey responses	CE Leisure Centres used regularly
Stockport	46	33 out of 46 use Poynton Leisure Centre
Northwich	42	20 out of 42 use Knutsford Leisure Centre, 17 out of 42 use Middlewich Leisure Centre
Cheadle	13	8 out of 13 use Poynton Leisure Centre
Altrincham	9	8 out of 9 use Knutsford Leisure Centre
Winsford	8	8 out of 9 use Middlewich Leisure Centre
Lymm	4	NA – Sample too small
Stoke On Trent	3	NA – Sample too small
High Peak	2	NA – Sample too small
Glossop	2	NA – Sample too small
Chester	1	NA – Sample too small
Market Drayton	1	NA – Sample too small
Sale	1	NA – Sample too small
Middlewich	1	NA – Sample too small
Total number of responses	**133**	

Survey respondent type

79% of survey respondents used Everybody Health and Leisure facilities.

12% responded on behalf of a community or sports club who use Everybody Health and Leisure facilities.

How are you responding to this survey? *Tick all that apply*

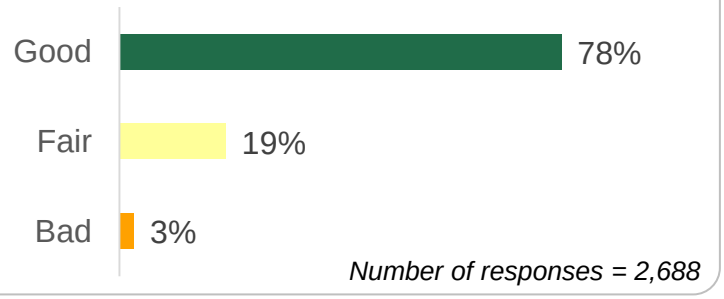


Number of responses = 2,769

Health status

78% of survey respondents stated their health was good when asked, 19% said fair, with 3% saying bad.

How is your health in general?



Number of responses = 2,688

Users of Everybody Health and Leisure sites

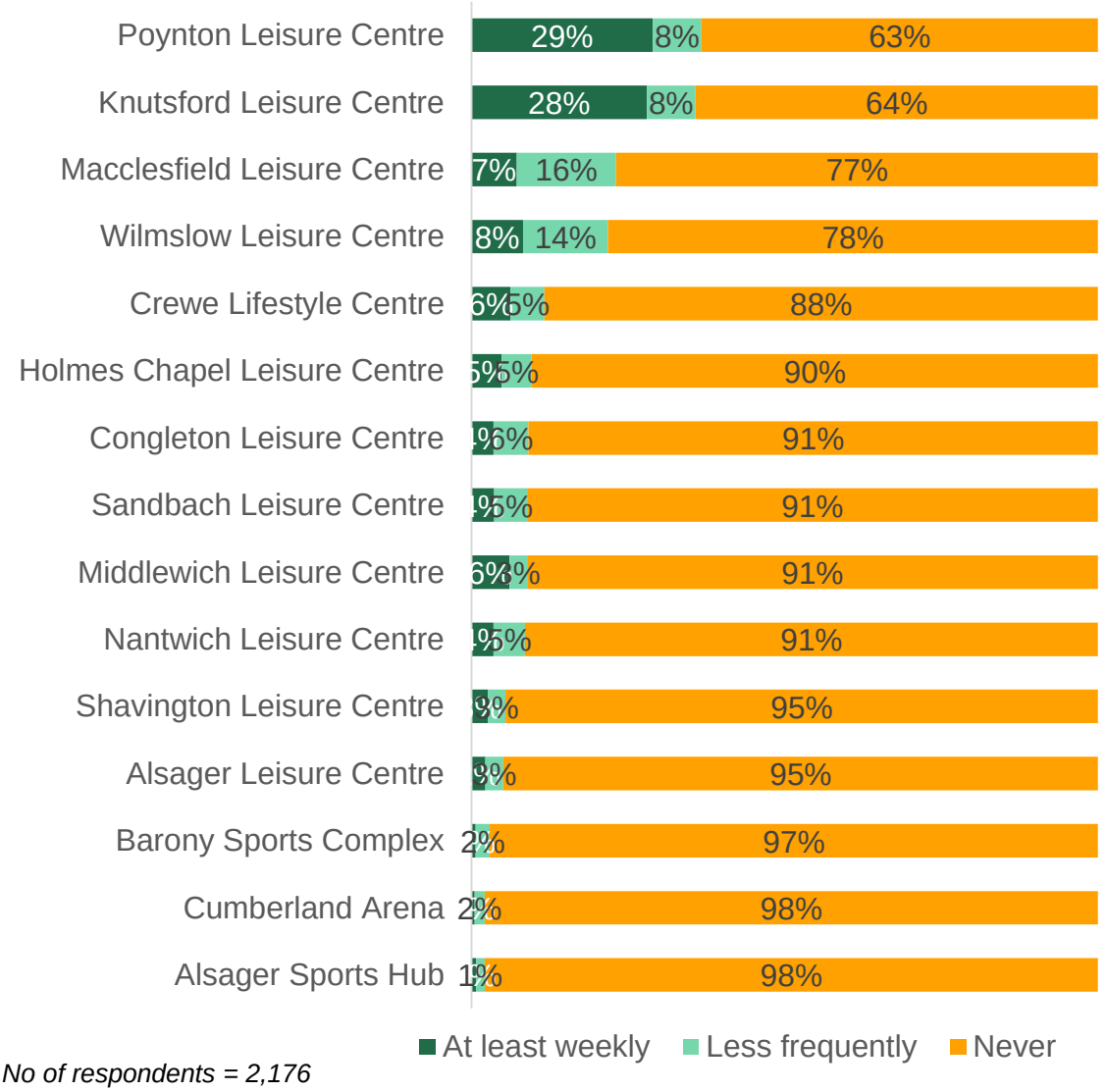
Site usage

Of survey respondents who use Everybody Health and Leisure sites, 84% use a site at least once a week, with the remainder using a site less frequently than that.

Of survey respondents who use Everybody Health and Leisure sites:

- 37% use Poynton Leisure Centre
- 36% use Knutsford Leisure Centre
- 23% use Macclesfield Leisure Centre
- 22% use Wilmslow Leisure Centre

Generally speaking, how often do you use each of the following leisure sites across Cheshire East? *Survey respondents who use EHL sites only*

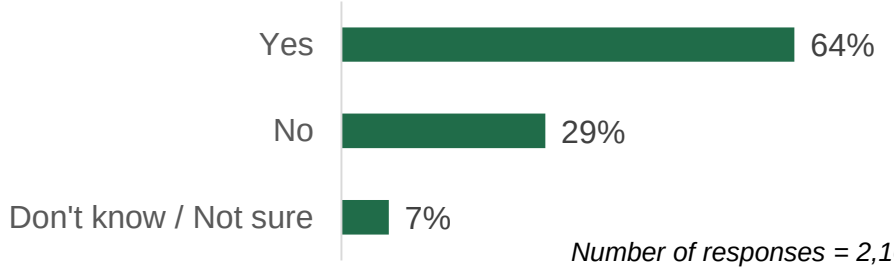


No of respondents = 2,176

Everybody Health and Leisure membership

64% of survey respondents who use EHL sites are currently a registered member of a site.

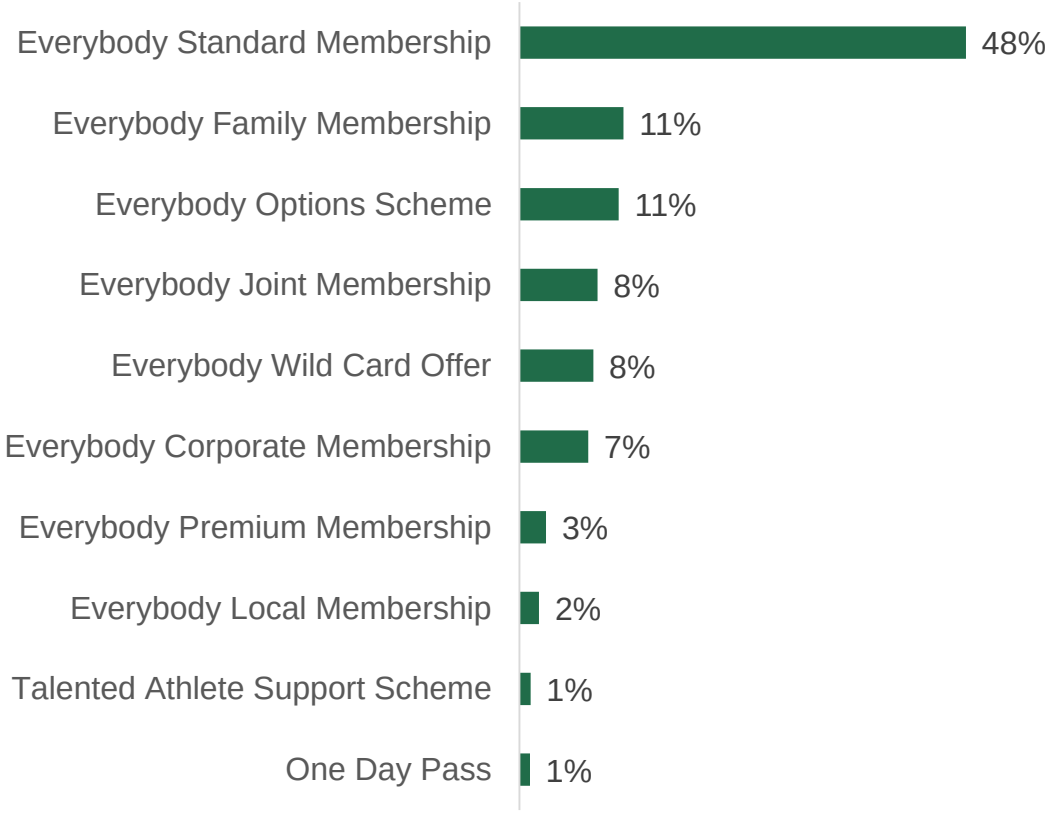
Are you currently a registered member at a site operated by Everybody Health and Leisure? *Survey respondents who use EHL sites only*



Number of responses = 2,107

48% of registered EHL Members hold an "Everybody Standard membership", with 11% holding an "Everybody Options Scheme" membership.

What type of membership do you hold? *Survey respondents who are EHL members only*



Number of responses = 1,334

Community and sports club use of EHL sites

Survey responses from community and sports clubs

12% of those completing the survey responded on behalf of a community or sports club who use Everybody Health and Leisure facilities. This equates to 324 individuals who responded on behalf of a community or sports club.

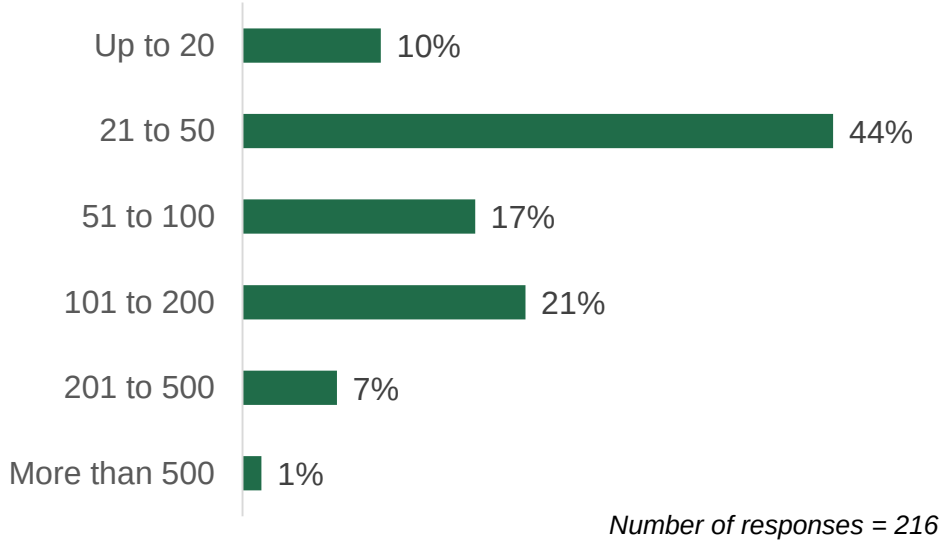
The clubs people responded on behalf of included:

Audley Aces - Netball Team	Knutsford Vikings Swimming Club
Bad Girls Badminton club	Lostock Hall Primary School
Barclays Netball Club	Lostock Rangers
Cheshire County Netball Association	Macclesfield Netball Club and Cheshire Junior Netball League
Cheshire East Integrated Care Partnership	Members of Girlguiding in Poynton
Cheshire Gymnastics	Merge Netball Club
Cheshire Stars Netball Club	Middlewich Town Football Club
East Cheshire NHS Trust	Mid-life Crisis Badminton Club
Egerton GirlsU14s Football Team	Mobberley football club
Everybody swim	Nantwich Triathlon Club
F.I.T. Therapy	Poynton Badminton club (Mondays)
Falcons Netball Club - South Cheshire Netball League	Poynton Community, Sport and Physical Activity Steering Group
Friday night footballers	Poynton Dippers
Fusion Netball Club	Poynton Leisure Centre Walking Football Group
Golden Shuttle Badminton, Holmes Chapel	Poynton Pirates Basketball Club
Goostrey Badminton Club	Poynton Probus Club
Grove Park badminton club	Radbroke Badminton Club
Hawks Netball club- Crewe netball league	Run Middlewich
Hockley Badminton Club	Scarab Triathlon Club
Holmes chapel back to netball	Second Chance football group 8pm Tuesday
Holmes Chapel Health Centre	South Cheshire harriers
Holmes Chapel Hurricanes	South Cheshire premier netball league
Holmes Chapel walking football team	The Dingle Primary School
Knutsford Bushido Ju Jitsu	Time Out Group
Knutsford Hockey Club	U3a Knutsford
Knutsford Multi-Rehab group	Vernon primary school
Knutsford Netball Club	Witton Albion Netball club
Knutsford Rugby Club	Worth Primary School
Knutsford Triathlon club	

Club usage of leisure facilities

54% of the clubs being responded for had up to 50 registered members. 1% of clubs had more than 500 registered members.

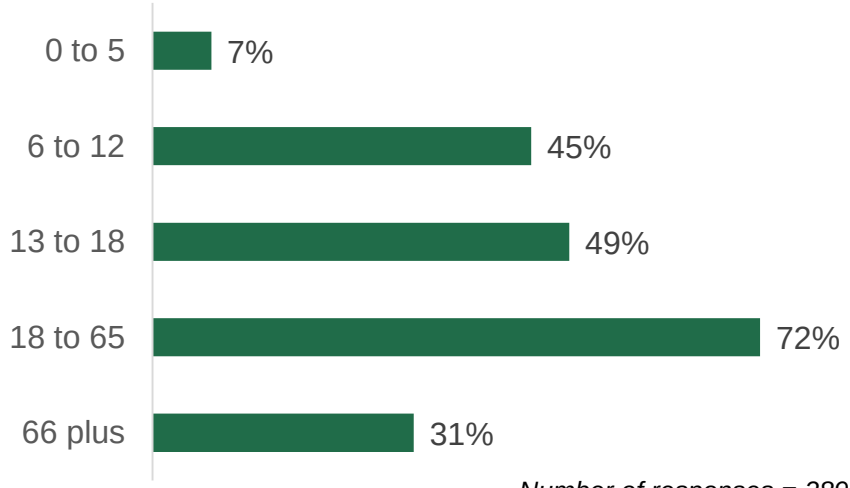
How many registered members does your community or sports club have?
Those responding on behalf of a club only



Number of responses = 216

The clubs being responded for had registered members aging from 0 to 5 (7% of clubs), up to 66 plus (31% of clubs).

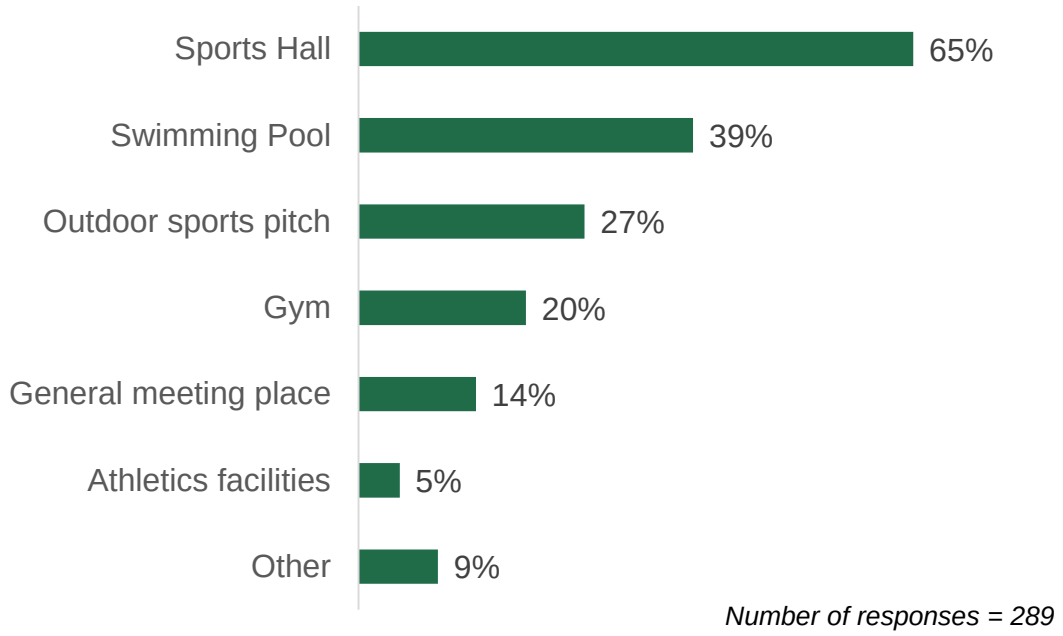
What are the age ranges of your registered club members? *Those responding*



Number of responses = 289

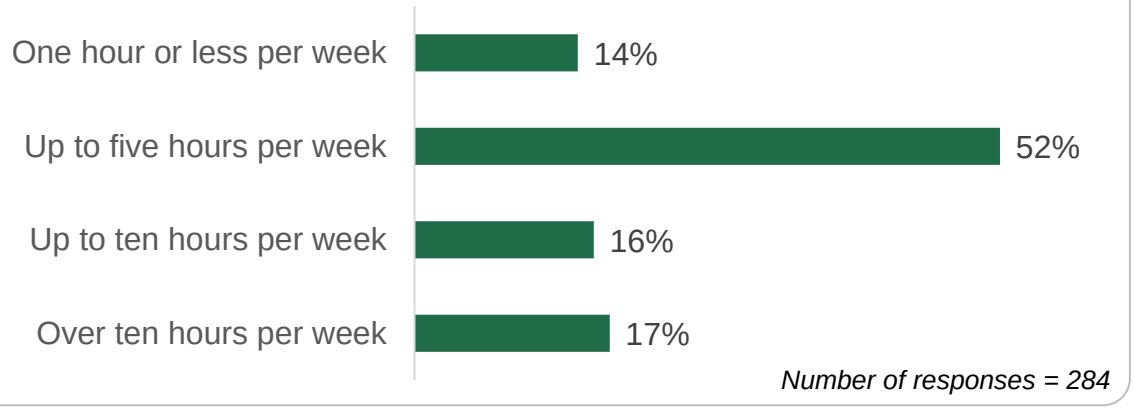
65% of the clubs being responded for used sports hall facilities, 39% used swimming pools, while 27% used outdoor sports pitches.

Which of the following facilities does your community or sports club use? *Those responding on behalf of a club only*



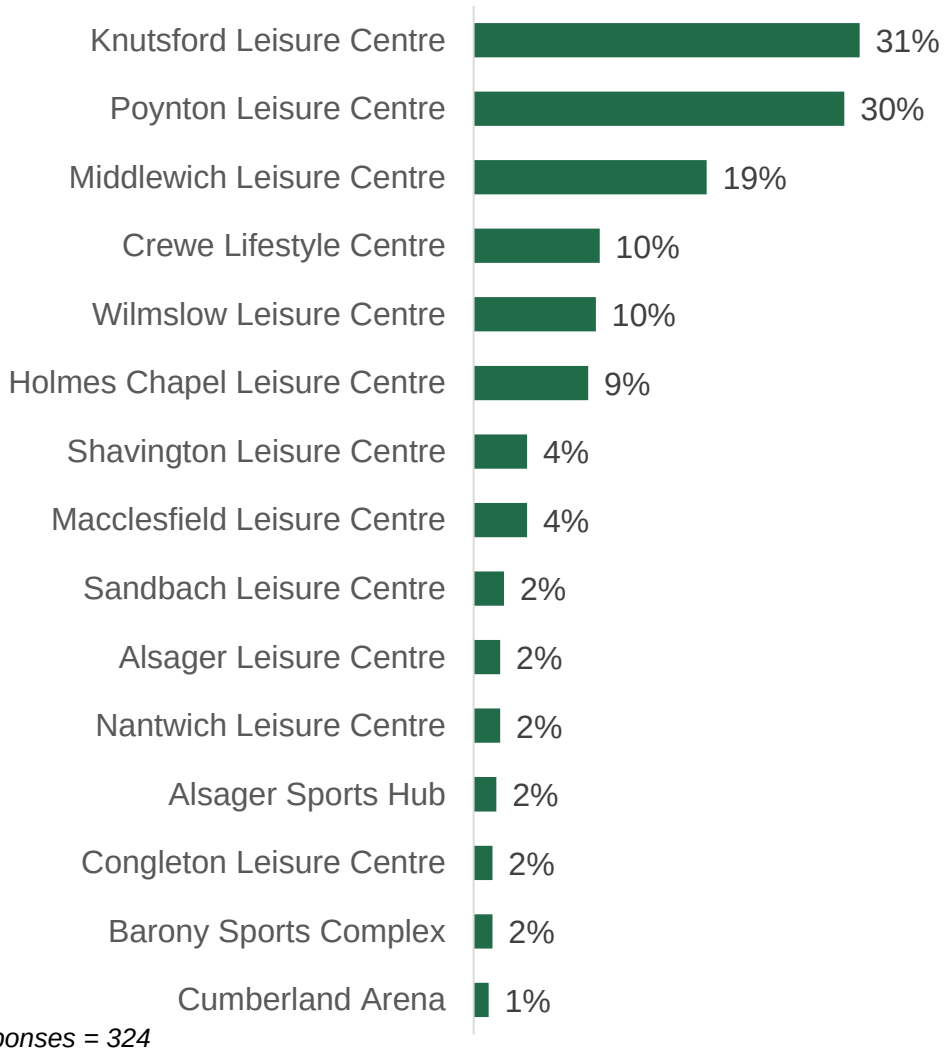
66% of clubs that responded used facilities for up to 5 hours per week.

Generally speaking, how many hours a week does your community or sports club use these facilities for? *Those responding on behalf of a club only*



80% of the clubs being responded for used Knutsford, Poynton or Middlewich Leisure Centres.

Which site(s) does your community or sports club use? *Those responding on*



Number of responses = 324

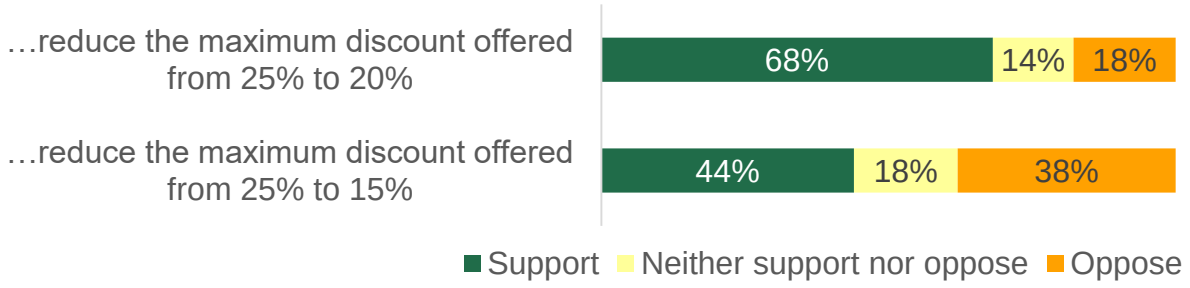
Proposed changes to the concessionary membership scheme (called Options)

Reducing the maximum Options discount offered

For the Options concessionary discount scheme there was strong net support for a reduction in the maximum discount offered from 25% down to 20%, with 68% in support of this proposal, and 18% opposing it.

Net support for a reduction from 25% down to 15% was not as high, with 44% in support of this proposal, and 38% opposing it.

For the Options concessionary membership scheme, how strongly do you support or oppose the proposal to…



Number of responses between 2,612 and 2,660

Amending the Options eligibility criteria

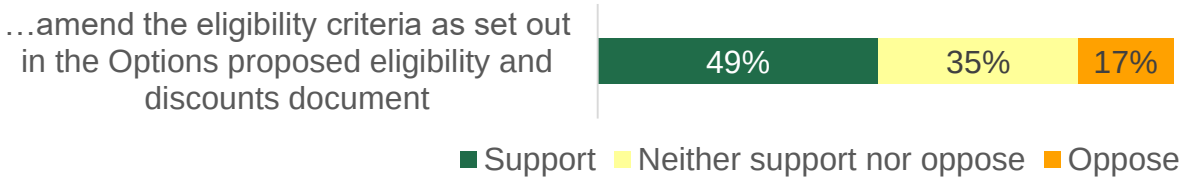
Within the consultation material, the council proposed the following revised qualifying criteria and discounts for the Options Membership scheme:

Proposed Qualifying Criteria	Proposed Discount %
Senior Citizen (aged 66 and over)	15%
Senior Citizen (aged 66 and over) plus Pension Credit	20%
Young Person (aged 18 and under)	15%
Young Person (aged 18 and under) plus full-time education	20%
Jobseekers Allowance	20%
Child Tax Credit	20%
Working Tax Credit	20%
Disabled Living Allowance, Disabled Benefit or Registered Disabled	20%
Serving armed forces personnel	20%

Ex member of armed forces	20%

49% of respondents supported these proposed qualifying criteria and discounts for the Options Membership scheme, 17% opposed them.

For the Options concessionary membership scheme, how strongly do you support or oppose the proposal to…

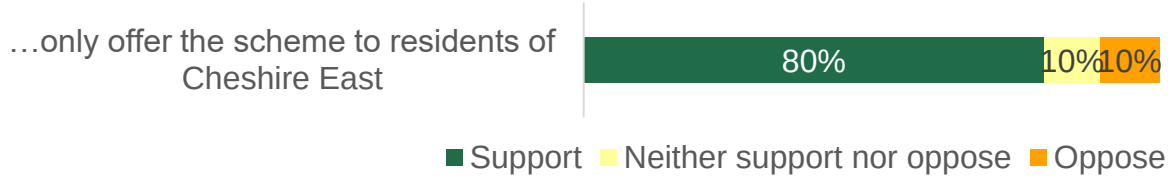


Number of responses = 2,448

The Options scheme and out of borough users

There was very strong net support for only offering the Options concessionary membership scheme to residents of Cheshire East, with 80% in support, and 10% opposing this proposal.

For the Options concessionary membership scheme, how strongly do you support or oppose the proposal to…



Number of responses = 2,668

Comments about the proposed changes to the Options scheme

Within the survey, consultees were asked if they had any comments to make about the proposed changes to the Options concessionary membership scheme.

In total, 509 comments made in response to this question have been analysed, and these comments have been grouped into categories and summarised below.

The Options concessionary membership scheme is vital	**170**
It's a vital service / facility / should not be closing centres / access for all	44
It's a vital concession for many users	48
Will impact health services / NHS / social care if people don't stay fit / healthy	35
Should be encouraging people to exercise / stay fit / healthy	27
Will impact those that need it most	14

Ensure young people have access through school	2

Agreement with the proposed discounts for:	**131**
Older people and pensioners on pension credit only (there are lots of wealthy pensioners here)	54
Armed forces veterans, though not for serving armed forces	26
Prescribed users from health services	17
Young people and those leaving school	14
Students	8
The disabled	8
Young families	4

The scheme should only be available to some	**75**
The scheme should be means tested and only available for those on benefits or who have low income	47
The scheme shouldn't be discounted for those that live outside of Cheshire East	21
Assess each centre separately for concessionary schemes, there shouldn't be a blanket approach	7

Leisure service users should pay more to keep the service open	**34**
Agree with the proposed changes to the Options scheme if it avoids closure	21
I would pay more if it avoids closure	7
Ask if people can afford to pay more, encourage those that can to pay more	6

Don't price leisure services too high	**28**
Price it right and people will pay, price it too high and you'll lose members and revenue	16
This proposal will reduce membership numbers	12

Improve the membership scheme overall	**44**
Simplify the whole membership scheme / have a single flat rate	11
Have different memberships for swimming, gym, classes, peak / off peak etc	11
Incentivise memberships and block bookings, have introductory fees and loyalty discounts	11
Promote / market the scheme better to increase membership	8
Invest in the centre to attract more members	3

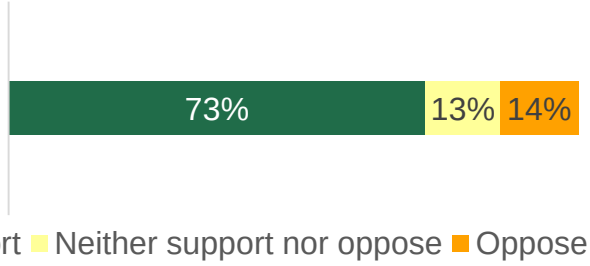
Not enough detail provided to give an opinion	**27**
Not enough detail, info and figures has been provided - Will the proposals prevent closure?	19
Any proposals like this need to be properly thought out	8

Proposed change to prices for out of borough leisure service users

There was strong net support for the introduction of a different pricing policy for any users of its leisure services whose home address is outside the borough, with 73% in support of this proposal and 14% opposed to it.

Generally speaking, how strongly do you support or oppose the proposal to…

...introduce a different pricing policy for any users of its leisure services whose home address is outside the borough?



Number of responses = 2,719

Comments about the proposed change to prices for out of borough leisure service users

Within the survey, consultees were asked if they had any comments to make about the proposed change to prices for out of borough leisure service users.

In total, 565 comments made in response to this question have been analysed, and these comments have been grouped into categories and summarised below.

Support for proposed change to prices for out of borough leisure service users	**200**
A subsidised Leisure Service should be for Cheshire East Council Tax paying residents, and not for non-residents. CE should not be subsidising non-CE residents	129
Have a fixed (higher) price for non-CE residents	40
In support of the proposal if it means centre doesn't close	13
It's fair, still good value and is still being subsidised so why not	9
The centre is well supported, busy enough and over-subscribed as it is	3
Other councils do this	3
Out of borough users will impact environment more if travelling into borough	3

Opposition to the proposed change to prices for out of borough leisure service users	**217**
People should be able to use whatever leisure centre they wish as long as they are paying. Access should be for everyone	51

What about those who live on the border - if a centre is close to them even if they live outside the borough they should be able to use it. People should be encouraged to use their local facilities wherever they live	49
We should be promoting leisure services and attracting more members - more people = more income. We should be encouraging active health / well-being	40
What if their area doesn't have leisure facilities, we should allow those access where they don't have a service	29
What about those who work in the borough?	16
Non-discounted fees should be the same for everyone	12
This proposal doesn't make sense	10
Have a flat increase for everyone	6
Pricing people out will ultimately put a cost burden on the NHS	2
People depend on these places	1
This proposal will impact us (financially) if it closes, we will have to travel to another area	1

Unsure / More information needed	**134**
What will it save? What is the cost of administering this? Is it a significant issue? More information needed to be able to comment	51
How would it work, how will it be policed, would it be difficult?	34
What if non-residents prices are cheaper in their LA area? / Shouldn't apply if cheaper	34
This needs to be competitive and reasonably priced, or it will put people off and we will lose members	14
Opposed to proposals, unless there are reciprocal arrangements with neighbouring councils	1

Other comments	**14**
Ok as long as doesn't impact children’s swimming / activities	6
Invest in the centre to attract more members	3
Improve efficiencies within the council	3
More discounts are needed, they should be more varied and applicable to more people	2

Alternative leisure service delivery options

Survey respondents were asked to rank 7 options for generating income or making savings from Leisure Services, from their most preferred option (rank 1), to their least preferred option (rank 7).

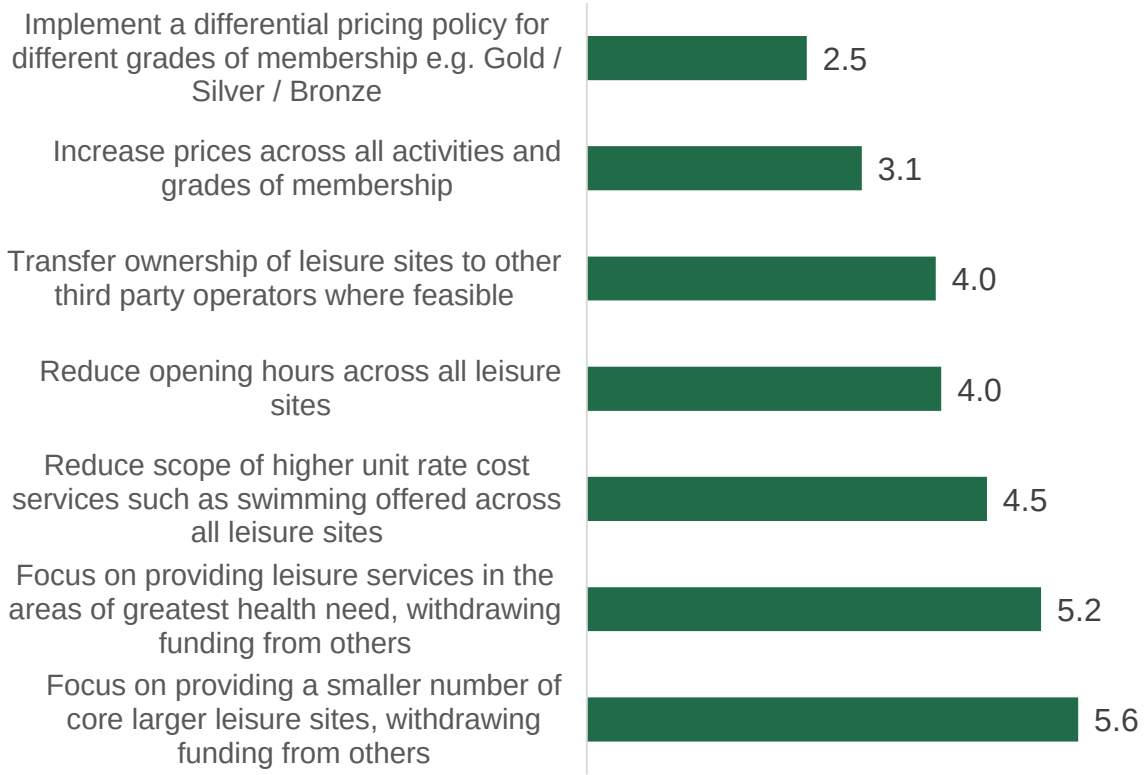
Overall, the most preferred option was “implement a differential pricing policy for different grades of membership e.g. Gold / Silver / Bronze”, which had an average rank of 2.5 out of 7, where 1 is the most preferred option.

The second most preferred option was “increase prices across all activities and grades of membership”, with an average rank of 3.1 out of 7.

The third most preferred joint options were “transfer ownership of leisure sites to other third-party operators where feasible” and “reduce opening hours across all sites”, both with an average rank of 4.0 out of 7.

The least preferred options were “focus on providing leisure services in the areas of greatest health need, withdrawing funding from others”, with an average rank of 5.2 out of 7, and “focus on providing a smaller number of core larger leisure sites, withdrawing funding from others”, with an average rank of 5.6 out of 7.

Average ranks for each of the suggested ways of generating income or making savings from Leisure Services – 1 being the most preferred option, 7 the least preferred option:



Number of responses between 1,819 and 2,594

Leisure site funding suggestions

Within the survey, consultees were asked if they had any other suggestions for how the council's leisure sites could be funded, to retain the current level of service provision.

In total, 806 comments made in response to this question have been analysed, and these comments have been grouped into categories and summarised below.

High level funding ideas	**121**
Allocate more budget to leisure services / divert budget from other areas	23
Lobby central government for more funding	19
Increase Council Tax	18
Apply for more grants e.g. from Swim / Sport England	15
Divert funding from Public Health e.g. agreements with NHS for rehab programmes	14
Ask developers / builders to contribute / levy builders	10
Seek lottery funding	5
Sell other council assets	4
Survey the community and council employees for ideas	6
Look at other successful funding models (e.g. European)	3
Generate funds from creative management of town centres	2
"Pay it forward"	1
Do less subcontracting	1

Stop wasting money	**118**
Stop wasting money as a council, be more efficient, spend money better	56
Cut leaders / councillors salaries	32
Streamline the number of council staff	23
Don't spend £1.2m to cut down trees / use it for centres	7

Increase service / site efficiency	**112**
Minimise energy use at leisure sites, have more efficient energy usage. Don't have rooms heated or lit when not in use. Invest in solar power / air source heat pumps, find better energy deals, re-use waste heat	79
Cut opening hours of sites according to usage and the time of year. Close smaller centres earlier in the day to cut down on energy use	11
Close smaller centres completely, or close sites with pools	7

Consolidate sites where 2 are close together e.g. Crewe and Nantwich.	6
Better supplier charges / deals / contracted services	5
Enlist volunteers to work alongside staff	3
Remove Les Mills classes	1

Charge more for services	**129**
Increase prices for all services at leisure centres	41
Increase charges for those who can afford it	14
Have different memberships for different users e.g. swim, gym, classes, peak, demographic	14
Charge for parking / abolish refunds	12
Increase charges for Academies / schools	9
Increase charges for clubs and classes	15
Increase charges for non-local users	6
Have surcharges for gym, swimming pool, sauna, steam room usage	6
Increase prices for swimming / lessons	6
Have different payment options i.e. monthly DD / annual	6

Increase usage of leisure centres	**145**
Promote the facilities more, market them to attract more users	36
Increase scope and number of classes and activities to attract more members	32
Invest in the facilities to attract more members	31
Have better value memberships to attract more members	25
Have longer opening hours to increase number of paying visitors	8
Have more company memberships / attract workers	8
Increase parking provision so more people can park / attend	3
Have a loyalty scheme	1
Promote discounted rates to medical centres to promote to customers	1

Generate more income from sites	**90**
Hire rooms out e.g. for parties, meetings, toddler groups	38
Provide a coffee shop / café	18
Attract more clubs / groups and charge them	11
Include other services on sites e.g. post offices, libraries, dentists	5

Charge no-shows who book, catch non-payers	4
Sub services' e.g. puppy training / well-being classes	3
Make better use of advertising space	3
Have more community related activity	3
Rent spaces to retailers	2
Incorporate ancillary services e.g. Amazon lockers	1
Charge (more) for events e.g. triathlons / shows	1
Put in spectator areas to enable basketball and netball leagues	1

Increase sponsorship, fundraising	**59**
Generate sponsorship from local businesses	36
Hold charity, fundraising or community events to raise money	15
Go on a crowd funding drive	5
Take voluntary donations from members, philanthropists or businesses	3

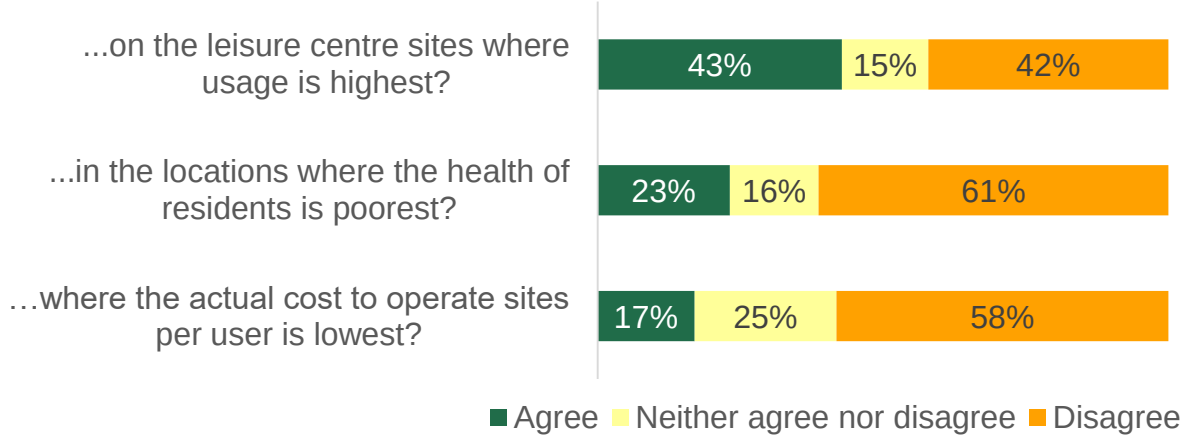
Improve commerciality of the service	**32**
Have a Public-Private Partnerships to income commerciality	8
Ask Everybody Health and Leisure what to do / Increase involvement from EHL	8
Have an external funder take over / part privatise	7
Have Community Asset Transfer / Middlewich Town Football Club are willing to run the Astro tur pitch in Middlewich	4
Operate in a 'for profit' way / be more commercial	3
Everybody Health and Leisure do a good job – don't transfer to the council	1
Take ownership away from Everybody Health and Leisure	1

Where to focus Leisure Service resources as a last resort

Finally, as a last resort where extra savings are needed, survey respondents were divided on whether the council should focus its Leisure Service resources "on the leisure centres where usage is highest", with 43% agreeing with this and 42% disagreeing.

However, survey respondents disagreed that the council should focus its Leisure Service resources "in the locations where the health of residents is poorest" (23% agree, 61% disagree), nor "where the actual cost to operate sites per user is lowest" (17% agree, 58% disagree).

How strongly do you agree or disagree that as a last resort where extra savings are needed, the council should focus its Leisure Service resources…



Number of responses between 2,606 and 2,682

Other things to consider when focusing resources

Within the survey, consultees were asked if there is anything else the council should take into consideration when deciding where to focus its Leisure Service resources.

In total, 1,445 comments made in response to this question have been analysed, and these comments have been grouped into categories and summarised below.

Key things to consider	692
Consider the impacts of closures on health and social care services and wider society. Closures would have an impact on the physical and mental health and wellbeing of local residents. This in turn would have an impact on health and social care services delivered by the council, and would cost the council more in the long run. Worsening health of the local population would have an impact on the local community	216

Consider the ease of access and time to travel to alternative centres if any sites are closed. Assess travel times, road and public transport networks, parking and availability, particularly for the elderly and disabled. Consider too how many sites are located in areas close to each other, including sites that are close to each other cross-border. Improve cross-border service delivery	156
Consider how these proposals fit in with council health and obesity strategies. The council should be encouraging health and well-being	65
Consider swimming pool provision – Learning to swim and swimming pools are essential	60
Consider environmental impacts of closures e.g. emissions will increase if people have to travel further	40
Consider the impact on schools and school children that use the centres, and the impact on school curriculum statutory requirements	48
Consider the impact on capacity at other centres if centres are closed, other centres are full to capacity as it is	30
Consider local development plans and future population increases, and the resultant increase on infrastructure requirements	22
Consider the financial impact on individuals of having to travel further to a centre	21
Consider the impacts on the lives of youth and young people who attend leisure centres, and who would have nowhere to go to keep them “off the streets”	21
Consider the impact on local sports clubs and teams	8
Consider the impact on local employment opportunities at the leisure centres	3
Determine what the essentials are that need to be provided	1
Consider the demographics of local towns	1

Data considerations and concern when making decisions	**127**
Consider ALL users in the data used to make decisions e.g. schools, walking football, roller disco, swimming programmes, rehab clubs, and non-members	67
How do you measure health / usage? More data is needed to evidence and back up proposals (e.g. areas with poorest health etc.)	51
The data used in previous proposals was inaccurate, flawed and out of date (e.g. tartan rug)	8
More robust and far reaching consultation with all stakeholders is needed to understand needs properly	1

Concern about proposals based on health considerations	**128**

Disagree with the approach to reduce funding in the more healthy and wealthy areas – there are still poor people living in these areas. This is unfair	46
It would be a false economy to remove leisure centres from areas where the health is currently good, they will then become less healthy	44
People living in poor health areas aren't going to starting using facilities more if they aren't now	36
Concentrate provision on the areas with high highest levels of multiple deprivation	2

Proposals based on site size	**26**
Smaller sites will have fewer visitors! Usage should be on the percentage of the population using them	26

Service reduction should not be considered	**425**
Everyone should have access to a local leisure centre, the council should not be reducing services, access to a leisure centre is a right and there should be equality on provision, you shouldn't be focusing on one area over another	234
Focus on increasing revenue, increasing footfall and promoting sites more. Offer more at the centres to increase usage e.g. events, support groups, children's parties, crafting, café, daytime classes. Increase opening hours to generate more income.	55
Invest in centres to encourage more use and provide more fitness offerings	26
Improve efficiencies and cut down on running costs. Reduce energy costs	26
Stop wasting money on other things (e.g. Poynton pool)	16
Increase prices for services	15
We pay for this. Why should we continue to fund a service we do not benefit from?	12
Reduce the CEO salary and make cuts elsewhere	8
Lobby government for more funds / should be coming from central government	5
Team up with NHS services to provide other well-being services e.g. physio, weight loss, stopping smoking, rehab	5
Get a better tenant to run it. Have shared ownership. Allow local Town Councils to run them	6
Levy builders and developers to invest in leisure and community services	4
Provide different membership options, pricing structures and incentives	4
Consider partial closure of centre but keep all centres	4
Place running of centre under town responsibility / in partnership with	2

Sell other assets (e.g. HS2 land)	2
Remove the booking system	1
Ask Everybody Health to input / ask what they can do	1
Attract schemes to bring investment to support centres	1

School specific comments	**6**
Availability of facilities and classes is low due to school lessons, services are always booked. Time on facilities is restricted times due to school bookings	4
Close those sites that are attached to schools, schools limit opening hours	1
Sell Sandbach leisure centre to the school	1

Other comments	**41**
A pool will always cost more to run	11
Review contracts / services purchased / better deals	8
The survey is not well designed and not easy to complete	4
Subsidise only those in genuine need	4
Adjust opening hours according to usage / demand	3
Spread the costs / charges – High usage centres should subsidise lower usage centres	3
Don't increase Council Tax	2
Charge non-CE residents more to use subsidised services	1
Improve parking to allow / attract more users	1
Don't close Nantwich outdoor brine pool	1
Redevelop Crewe town centre to attract more people	1
The Everybody Health and Leisure website is poor / not user friendly	1
The centre is a venue for emergencies	1

Final comments

Within the survey, consultees were asked if they had any final comments to make about the consultation.

In total, 2,772 comments made in response to this question have been analysed, and these comments have been grouped into categories and summarised below.

Keep leisure centres open	**686**
Keep our centres open as a priority, please don't close them. Closing Leisure Centres is short sighted, and the council must think long term	282
Equality for all - All residents should have equal access to a local leisure centre, it's a human right. We all pay for this service, we expect to have it	173
Please don't close Poynton Leisure Centre, it is well used	109
Please don't close Knutsford Leisure Centre, it is well used	92
Please don't close Middlewich Leisure Centre, it is well used	15
Ask / consult with EHL	8
Look at other successful centres / models	7

If my local Leisure Centre closes, I would not be able to use another one	**285**
It would not be viable for me to travel to another Leisure Centre, I do not drive and there is no public transport	133
There is no alternative Leisure Centre nearby	81
I would not be able to afford to travel further, or afford to pay for a more expensive alternative	49
There is not enough capacity at alternative Leisure Centres	22

Consider the impacts of Leisure Centres closures	**1,181**
Consider the long-term costs and burden on council health services and the NHS. Leisure Centres are vital to mental and physical health and well-being. They help fight the current obesity crisis and improve long-term health.	492
Consider the impacts on swimming ability in Cheshire East - Children will not be able to earn this vital, lifesaving, skill. We need swimming pools as a form of exercise	162
Consider the social impact on communities, leading to greater isolation and lack of cohesion	137
Consider the impacts on children and young people. Where will they go, what will they do, they will be stuck at home	115

Consider the impacts on sports clubs - Netball, hockey, dippers, football, basketball etc.	100
Consider the impact on schools that use them. Where would they go to deliver the curriculum?	83
Consider the environmental impacts	50
Consider the impacts of a growing population, adequate infrastructure is needed	41
Consider the impact on the local economy and businesses if people don't have a local leisure facility	1

Ideas for increasing Leisure Centre income	**252**
Invest in centres to encourage more use	47
Charge more, particularly for those that can afford it	47
Encourage and promote wellbeing, not doing so goes against the council's mandate	41
Advertise / promote to attract more members and users	32
Look at energy efficiencies at all centres	27
Put more classes on with more variety	21
Combine other services within leisure centres e.g. team up with NHS, hire rooms out	20
Implement better / different pricing structures. Have membership options to attract and allow more users	11
Do a community asset swap, long lease or peppercorn rent to club(s)	3
Get sponsorship for site	2
Charge clubs more to use sites	1

General funding comments	**158**
Make cuts from other services	73
Ask central government to step up, lobby central government for more funding, central government should be accountable	26
Find the funding from somewhere (e.g. the funds used for HS2)	16
Make efficiencies across the council, reduce the number of staff	10
What about the funds allocated to leisure services, where's that?	8
Make efficiencies in opening hours, adjust them according to usage	7
Close the less well used, smaller or most costly to run centres	6
Review council providers, contractors, and all costs and spending	5
Levy developers and builders to contribute to leisure services	5

Increase council tax to cover costs	1
Get external funding / Involve private sector	1

Lack of confidence in the council	**48**
Lack of confidence in the council's spending and general competence. There is mistrust, previous data has been flawed, the council is failing us	37
The scheme to cut trees down in Poynton - Don't cut those trees down, use that money instead, that report was flawed	11

Consultation and data comments	**105**
The consultation seems pre-determined, the question styles were not good as people were forced to choose (the ranking 1 to 7 question). Will the council listen and act on the results?	43
The pre-consultation data used was flawed, it didn't count the users it claimed and missed out clubs, non-members and schools etc.	30
The data used should transparent, up to date, accurate and correct	24
More robust consultation needs to take place, to include schools and seek input from others e.g. businessmen	5
The consultation is appreciated	3

Focusing leisure services resources are areas of poorest health	**45**
Disagree with the good / poor health data approach	24
Assumptions have been made about affluent area - They still have poor people with low disposable income living in them	21

Other comments	**12**
Knutsford Leisure Centre is an evacuation point	4
Don't increase Council Tax	3
What will it cost to close / mothball a centre, in terms of redundancies and equipment?	2
Don't increase prices for memberships	2
Do not sell off to private companies	1

Conclusions

The level of consultation response

The level of response to the consultation was very high, indicating strong feeling within communities about leisure centres and the role they play.

The large volume of email and letters received, especially from some towns in particular, is unusual and indicates a high level of organised response from these communities. Large volumes of responses were received from consultees in Poynton, Knutsford and Middlewich, it is clear that these communities came together to oppose perceived threats to their leisure services.

Response bias

It is important to note therefore that results are biased towards respondents from these areas, but also towards leisure services users as opposed to non-users – were results presented that were representative of the whole borough, they may be quite different.

Pre-consultation material development

The consultation response highlights the importance of pre-consultation material development being conducted with care and consideration for the communities that proposals may impact.

Of the 421 separate comments made in the emails received during the consultation, 374 comments were directly opposed to proposals to close sites, which had not been put forward during the actual consultation. These proposals had been discussed during pre-consultation material development at Environment and Communities Committee on 9 November 2023.

It is clear that the original proposals discussed at Committee, which weren't consulted on, created a significant level of concern within communities.

Changes to the Options scheme

There are high levels of support for the proposed changes to the Options concessionary membership scheme from survey respondents, though this may be a case of a majority of respondents voting for proposals which do not affect them.

Those who will be affected by these proposals are some of the most vulnerable in our communities, and great care must be taken to ensure that if these changes are implemented, mitigations are put in place to ensure those who really need concessions still receive them.

Changes to prices for out of borough users

There are also high levels of support from survey respondents for proposed differential pricing policies for out of borough users, and again this may be a case of a majority of respondents voting for proposals which do not affect them.

That said, questions were raised in the feedback about how much money this proposal would save the council and whether it would be workable. Concern was also expressed about this proposal from some Members, particularly for the Wilmslow and Poynton areas of the borough. Careful consideration should be given to the implementation of this policy if it goes ahead.

Alternative leisure service delivery options

Respondents were quite clear throughout the consultation that reductions in service provision, and sites closures, were their least preferred options for the service. Increases in prices for services, differential pricing policies for different types of membership, and even a reduction in opening hours are preferred to site closures.

Respondents listed a number of alternative funding ideas listed within this report which should be explored, including increasing commerciality of sites, as well as perhaps diverting funding from other services such as Public Health services. A number of alternative delivery vehicles were also suggested in emails, including the transfer of sites over to parish councils through Joint Management Agreements or similar.

Where to focus Leisure Service resources as a last resort

None of the options as to where to focus funding as a last resort were popular, though as a last resort the most popular option seemed to be to focus funding on sites where usage is highest.

There was significant opposition to the idea of focusing resources and selecting sites for closure based on health analysis, which is perhaps not surprising given most survey respondents, and most leisure centre users, are in good health.

Respondents also listed a long list of things that should be considered in any future site assessment, over and above just site usage and local health considerations.

Finally, respondents urged the council to take a long term and holistic view regarding leisure provision in Cheshire East, stating that any reductions in leisure provision in the borough could have long term consequences on council health and social care services, and on the wider community.

Appendix 1 – Email and letter feedback

Given the large response to the Strategic Leisure Review Consultation 2023, emails and letters received during the consultation have been printed verbatim within this supplementary report:

Strategic Leisure Review Consultation 2023 – All letter and email feedback report (PDF, 5.8MB)

In total 392 emails and 11 letters were received during the period of the consultation, making a total of 431 comments between them. A summary of these comments is provided in the below table.

Summary of email content:	No. of comments
Opposition to the closure of Poynton Leisure Centre / Sports hall.	254
Opposition to the closure of Middlewich Leisure Centre / the Astro pitch at Middlewich LC.	91
Opposition to the closure of Knutsford Leisure Centre.	28
Suggests alternative ways of keeping leisure centres open, including: increasing charges to use facilities and classes; working with Everybody Health and Leisure to find savings; the council transferring leisure centres over to schools to manage; the council encouraging private gyms to come into the area to provide services; a Council Tax rise of more than 4.99%; running Leisure Services as a "revenue model with KPI's".	14
A very in-depth critique of the consultation material and data used to support it.	8
Opposition to the closure of any leisure centres in Cheshire East.	4
Comments on proposals from a school and from an Everybody Health & Leisure perspective.	3
Alsager Town Council – Opposition to the reduction of services at Alsager Leisure Centre. Suggests alternative ways of keeping the leisure centre open.	1
Councillor Mary Brooks – A very in-depth critique of the consultation material and data used to support it.	1
Councillor Sue Adams – Opposition to the closure of Poynton Leisure Centre / Sports hall.	1
Crewe Town Council – Detailed comments on how to prioritise sites.	1
David Rutley MP – Opposition to the closure of Poynton Leisure Centre	1
Disley Parish Council – Opposition to the closure of Poynton Leisure Centre.	1
Everybody Health and Leisure – Background from an EHL perspective; critique of and comments on the Strategic Leisure review, findings and data; critique of the consultation and questionnaire; working with the council in future	1

Goostrey Parish Council – Opposition to the closure of any leisure centres in Cheshire East. Suggests alternative ways of keeping the leisure centre open.	1
Holmes Chapel Parish Council – A very in-depth critique of the consultation material and data used to support it.	1
Knutsford Town Council – Opposed to a reduction in funding for any leisure centres. Sets out funding preferences for keeping sites open. Indicates the Town Council may be open to future discussions about Town Council funding o Knutsford Leisure Centre.	1
Middlewich Town FC – The club may be willing to take on management of the Astro football pitch at Middlewich Leisure Centre.	1
Poynton High School – Opposed to the closure of Poynton Leisure Centre. Willing to work with the council to find a resolution.	1
Poynton Netball Club – Opposition to the closure of Poynton Leisure Centre.	1
Poynton Rotary Club – Opposition to the closure of Poynton Leisure Centre	1
Poynton Town Council – Encourages the council to maximise investment potential of Poynton Leisure Centre.	1
Sandbach Town Council – Opposition to any reduction in service at Sandbach Leisure Centre, and opposition to an increase in prices for leisure centre services. Support for the option “focus on providing services in the areas of greatest health need withdrawing funding from certain sites which by assessment do not meet a minimum threshold level”.	1
Confusion at what is being proposed.	1
Clarification sought of the amount of time the savings need to be realised over	1
Comments on the benchmarking document	1
Comments on the poor quality of equipment provided in Cheshire East subsidised gyms, as compared to privately run gyms.	1
Complaint about the online consultation form.	1
Critical of Everybody Health & Leisure’s running of leisure centres.	1
Detailed comments on how to prioritise sites.	1
Leisure sector consultant, offering services to make leisure services more profitable.	1
Opposition to the closure of the Astro at Holmes Chapel Leisure Centre.	1
Opposition to the closure of Wilmslow Leisure Centre.	1
Opposition to the reduction of services at Alsager Leisure Centre.	1
Opposition to the reduction of swimming pool provision in Cheshire East	1
Suggests transferring Holmes Chapel Leisure Centre and pitch over to Holmes Chapel Parish Council. Suggests the parish council were part of a previous Joint Management Agreement, and that consideration should be given to HCPC’s view and wishes, and that	1

examination of cost saving opportunities should occur alongside consideration of alternative methods of service delivery.	

Appendix 2 – Event feedback

Two online events were held during the consultation. During these events members of the council's Leisure Services management team presented an overview of the consultation and answered questions.

Details of these events are provided in the below table:

Event	Date	No. of attendees
All Member Briefing (1 of 2)	15/12/2023	18
All Member Briefing (2 of 2)	18/12/2023	16

Summaries of these events are provided below. Feedback has been anonymised to protect the identity of individuals.

All Member Briefing (1 of 2) – 15 December 2023

The Leisure Services management team ran through a presentation about the consultation, which took approximately 10 minutes.

Q: Can you confirm this item will be discussed at March 2024 Environment & Communities Committee rather than the February one.

A: This is true, this item has been scheduled for the March 11 2024 meeting, and that will give us more time to review consultation responses and draft recommendations.

Q: How does this review and consultation fit in with the Medium Term Financial Strategy (MTFS) approval at Full Council in February 2024?

A: Savings targets that are currently being consulted on are baked into the MTFS, these are the minimum savings levels. We will look to maximise savings where we can, given the overall financial situation of the council.

Q: If more responses are received from some towns/areas of the borough than others, how will that be dealt within the consultation analysis? Will results not be biased?

A: This consultation, as with all council consultations, is open to all those who wish to respond, and so it is likely it will receive proportionally more responses from some areas than others. This consultation is not being run as a statistically robust random sample survey, and so results will be presented as they are received, alongside a full description of the consultation methodology, so that those reading the report can assess the results in the context in which they were gathered. We also encourage consultation responses from those areas which have seen a low response rate so far, and would encourage all Members to promote the consultation within their local areas.

Q: In the presentation it is quoted that there are 2.5 million visits per year – are you counting school children in those visits as well? Lots of schools use them, and schools pay to use them.

A: This is just a best estimate for this financial year and the forecast is provided by EHL as part of the contract management and monitoring process, each year.. We are gathering extra data.

Q: Does the 2.5 million include school children or not?

A: We would have to confirm with Everybody Health & Leisure (EHL) who have provided this forecast.

Q: Joint sites were metered as one site and then portioned. Do we know the precise cost for running and heating individual sites?

A: All but one site is separately metered, so the utilities costs incurred are accurate

Q: What's the availability for new memberships across the board?

A: Probably a mixture. There is capacity for memberships to increase at some sites, however it is evident form the initial work undertaken that specific sites are at peak demand hours operating at capacity, hence users chose to migrate to adjacent facilities. The main example of this is Crewe and Shavington

Q: Could we see those figures? I imagine Congleton is quite close to capacity?

A: Membership is high, capacity has been eaten into. It is currently performing quite well. But the likes of Crewe, Macclesfield, Nantwich, capacity is not there. People are going to use other sites.

Q: Those figures would be useful.

Q: Should there be closures, has any analysis been done on the financial implications on health services as a result of closing sites?

A: Closures will only be considered as a last resort. We are looking at different ways of delivering services, perhaps through third parties such as schools, so delivery without council involvement. No analysis has taken place on the potential deterioration on health if centres were to close, however it should be noted that publicly funded leisure centres are one option in relation to residents health and wellbeing, but in the vast majority of cases not the only option. Hence it is likely to be very difficult to directly relate any reductions in public leisure provisions as a specific reason for any financial implications on health services.

All Member Briefing (2 of 2) – 18 December 2023

The Leisure Services management team ran through a presentation about the consultation, which took approximately 10 minutes.

Q: Poynton Town Council has been having discussions about the Poynton site, we have been asked to make a contribution to the leisure centre, are you expecting all sites to make a contribution?

A: We have met with 9 Town Councils to discuss arrangements, and written to 5 with the same offer we have made to Poynton Town Council. The remainder will also be written to imminently. Similar to the Libraries review, this is regarding a top-up feature, and it is down to T&PCs if they want to take that up, but it is being approached in a consistent way across all sites.

Q: If more responses are received from some towns/areas of the borough than others, how will that be dealt within the consultation analysis? Will results not be biased?

A: This consultation, as with all council consultations, is open to all those who wish to respond, and so it is likely it will receive proportionally more responses from some areas than others. This consultation is not being run as a statistically robust random sample survey, and so results will be presented as they are received, alongside a full description of the consultation methodology, so that those reading the report can assess the results in the context in which they were gathered. We also encourage consultation responses from those areas which have seen a low response rate so far, and would encourage all Members to promote the consultation within their local areas.

Q: With all the discussions that have taken place so far, is there a light appearing at the end of the tunnel about how to go forward without closing sites?

A: The short answer is yes, but with the caveat that the final recommendation will be a mixture of a different types of solutions, not a “one size fits all”. We have had proposals from Everybody Health & Leisure, they have brought something forward and that is still subject to negotiation. It won’t address the entirety of the problem, so there will need to be other things we need to look at to support that, which is why we are reaching out to Town and Parish Councils. Cautious optimism is how I would describe it, we are doing a lot of work in the background to engineer a viable solution.

Q: What percentage of our users are from out of area?

A: It varies from site to site, in sites in the North (Wilmslow, Poynton) there is a large migration, anywhere up to 15% - 20% in some of those sites. In other sites that is far less prevalent, particularly where they are not on or close to the border with a neighbouring local authority.

Q: In Disley there is a lot of migration the other way e.g. Disley to New Mills. Not convinced changes prices for those outside the area will change anything, so surely it is to the benefit for people to come into the borough to use sites?

A: In some areas we have waiting lists for swimming, and some of that might be that we are servicing people from outside the borough. And there is a price differential between prices in CE, and prices in other areas, other areas are more expensive.

Q: It is cheaper at New Mills than Disley. We need to be very careful with this.

Q: What is included in the management fee.

A: The total management fee for 2023/24 is in the order of £1.2 million with a pensions contribution paid in addition to this. The breakdown of the management fee equates to £500k as a subsidy to the Options membership scheme. There are 5,000 members on the Options scheme or c.25% of the total registered members for EHL. The remainder of the management fee is paid to support the wider operation of the Trust.

Q: What is the response rate so far from Macclesfield please?

A: We can't say exactly at this moment, although based on a previous snapshot of the consultation responses it was clear there have been fewer responses from Macclesfield than other areas.

Q: Responses from Crewe and Macclesfield are traditionally low, we need to improve responses from these areas.

Q: On slide 7 you mentioned "substantiated health outcomes" what is that?

A: "Substantiated health outcomes" in the context of the one off contribution from Public Health reserves in 2023/24 were based around the ongoing subsidy for the delivery of the Options scheme.

Q: Data from areas next to us in Poynton (Hazelgrove), I would be interested to know why people would come to Poynton when the service offer in Poynton is not as good as it is over the border.

A: The data is EHL data, it isn't ours. We have undertaken a plotting exercise to understand where members live and this has highlighted the migration of users from other Local Authorities.

Q: We have had reports about rises in obesity across the board, has that been taken into account as part of this consultation? This is a problem across the board.

A: The public health element will be revisited, only in the scenario that a site assessment process is needed as other viable savings proposals cannot be secured. It should be noted that publicly funded leisure centres are not the only means through

which residents can access health and wellbeing services, but are one element of a wider consideration.

Q: Within the Public Health budget we gave £1.2 million to determine wider health determinants. That is coming up to Adults & Health Committee soon.

A: It is understood that this reference is to the One You contract, undertaken by a competitive bidding process. Everybody Health & Leisure put in a bid but weren't successful. That is another piece of procurement work managed by Adults & Health, which based on our understanding is currently being re-procured. EHL may choose to tender for that work. It is a different set of services targeted towards specific public health outcomes.

Q: Are we working in a joined up way with this contract? This consultation will impact health and leisure.

A: We are in contact with officers in the adult commissioning team, those conversations are happening.

Q: If you're looking for £500,000 of savings – there we go.

Q: I'm a little concerned about what I'm hearing about Poynton and Wilmslow. We don't have the proper decisions to make about pricing, I don't think it has been properly analysed from what I've heard today. I used to be a data analyst and can offer professional input, I don't think this has been properly analysed. Not enough work has been going on to look at this in detail.

A: Everybody Health & Leisure do the market research and set the price, that is their sole discretion, that is what the contract says. It isn't the council's role to do this, but it can negotiate where it feels that this is appropriate.

Q: I'm very unhappy with what I'm hearing.

Q: There was just some talk about a previous contract, what was that?

A: The One You contract is operational, and is a contract led by Adults, it is a contract not in the scope of this consultation, that is up for renewal in the next 12 months. We are talking to colleagues in Adults.

Q: It is nothing to do with Environment & Communities Committee – You're saying there's nothing in it for our use.

A: Yes, it is a contract for the delivery of different bespoke health services for adults, this consultation is about leisure services. My understanding is that will be reprocured on a competitive basis.

Q: Question again around funding. I know these 2 contracts are different. We were also commissioning smoking cessation services from other providers.

Q: Are we still commissioning smoking cessation services through housing providers?

A: We will have to pick that up with the Adult Commissioning team as we do not hold this information. That is something that team will dictate, that isn't delivered through leisure services.

Q: I've heard a lot of relevant comments and discussion here, the interesting debate is what funding pockets are available around leisure, and about inter-departmental work. Thanks team, you are under pressure, we are under pressure too from residents. Merry Christmas.

A: Thank you for the positive feedback. The officer team are working very hard to find solutions.

Appendix 3 – Social media engagement

There were 522 total consultation engagements via social media – these have been detailed below.

X

21 posts issued:

- More than 22,500 impressions (number of times posts were displayed to users on X)
- More than 330 engagements (resharing, clicking links etc)

Facebook

16 posts issued:

- 31,000 reach (number of users seeing posts)
- 192 total engagements including 136 link clicks through to consultation from our original posts, and 56 direct engagements with our original posts.

LinkedIn

1 post (analytics not yet available).

Appendix 4 – Newspaper articles

As of 8 January 2023, a total of 15 newspaper articles had been published online throughout the duration of the consultation. These are listed below.

Date	Publication	Link
01/11/2023	Cheshire East Council	Council set to consult on proposals for leisure services (cheshireeast.gov.uk)
02/11/2023	BBC	Cheshire East leisure centres could close amid budget shortfall - BBC News
02/11/2023	Nantwich News	Four leisure centres facing closure as CEC budget cuts deepen
02/11/2023	Northwich Guardian	Middlewich Leisure Centre at risk of closure under new council plans
03/11/2023	Northwich Guardian	Everybody Health and Leisure raises concerns over council plans
05/11/2023	Cheshire Live	'Worrying news' as four leisure centres face closure over council funding cut
06/11/2023	Knutsford Guardian	Fury over threat to axe funding for Knutsford leisure centre
08/11/2023	Cheshire Live	A generation of Cheshire swimmers could be lost if council cuts go ahead, says club leader
10/11/2023	Northwich Guardian	Future of Cheshire East's leisure centres still uncertain
21/11/2023	Northwich Guardian	Esther McVey: 'Knutsford Leisure Centre needs to stay open'
23/11/2023	Cheshire East Council	Council launches consultation on proposals for leisure services
24/11/2023	BBC	Opening times at Cheshire leisure centres could be cut
24/11/2023	Northwich Guardian	Cheshire East launches leisure centre cost-cutting consultation
29/11/2023	Business Cheshire	Cheshire Leisure Centres Could See Increased Fees And Reduced Opening Hours
18/12/2023	Cheshire East Council	Residents invited to have their say in leisure services consultation

Appendix 5 – Survey respondent demographics

Gender

58% of survey respondents were female, 38% male.

Gender	Count	Percent
Female	1,587	58%
Male	1,037	38%
Prefer not to say	93	3%
Other	12	0%
Total valid responses	**2,729**	**100%**

The 12 "other" responses comprised of the below which have been printed verbatim in alphabetical order:

- "I am a woman, my SEX is female, gender identity is a highly contested ideology."
- "I do not have a gender identity. I am female - this is a fact not an identity."
- "I don't have a gender identity. I have a biological sex"
- "If the council spent less money on this kind of nonsense they might have more money to spend on leisure centres. I am male."
- "Non-binary"
- "Of female sex."
- "P****d off"
- "Responding as Squadron entity "
- "There are 2 genders, it's not a choice!!!!"
- "We are a club that do define people by their gender."
- "You don't need the info on this page."
- "You should be asking for sex as gender identity is made up nonsense"

Age group

Survey respondent numbers by age group were as follows:

Age Group	Count	Percent
16-24	66	2%
25-34	165	6%
35-44	573	21%
45-54	713	26%
55-64	548	20%
65-74	405	15%
75-84	158	6%

85 and over	11	0%
Prefer not to say	89	3%
Total valid responses	**2,728**	**100%**

Health or disability status

Survey respondent numbers by health or disability status were as follows:

Are your day-to-day activities limited because of a health problem or disability which has lasted, or is expected to last, at least 12 months? This includes problems related to old age.	Count	Percent
Yes	366	14%
No	2167	80%
Prefer not to say	178	7%
Total valid responses	**2,711**	**100%**

Appendix 6 – The consultation material

During the consultation the council set out its proposals within its consultation material, that respondents could then feedback on. A summary of this material is provided below.

Strategic Leisure Review Consultation 2023

Purpose of this consultation

Cheshire East Council approved its Medium Term Financial Strategy (MTFS) for 2023 to 2027 at a meeting of Full Council in February 2023. A draft version of this MTFS had been consulted on prior to being approved.

This MTFS put forward proposals showing how the council could balance its budget for the next 4 years - something which all councils must do. The draft MTFS approved in February 2023 was an extremely challenging one, given the impact of the cost of living crisis and inflation on council finances.

The approved MTFS included a proposal to review leisure services in Cheshire East, with this review comprising of 2 stages:

Stage 1 – To make £1.3 million of savings from the service in 2023/24. This stage **has already been delivered**, with these savings having already been made.

Stage 2 – In the context of needing to secure a further **minimum** £479,000 of savings against current commissioned leisure services, looking at how leisure services in Cheshire East can be targeted to the best effect. This is to ensure that these services are having the biggest impact on the health and wellbeing of residents that need them the most, for the amount of money the council has to invest.

The council is now conducting this consultation to determine how Stage 2 of this review might best be delivered.

Current financial challenges

In the context of the wider financial challenges the council is facing we must consider the long-term affordability of all services, and where funding should be focused so that it has the biggest impact for the greatest number of people. In the last few weeks the council published an updated financial forecast which shows a potential shortfall of £18.7m against anticipated expenditure in 2023/24.

It is expected that the financial challenges driven principally by high levels of inflation and unprecedented levels of service demand will continue to increase over the coming years.

1

How council Leisure Services operate

The council subsidises leisure services in two ways:

- The payment of an annual management fee to Everybody Health and Leisure which pays for the likes of the concessionary membership scheme "Options". In accordance with the obligations under the contract this has seen a year-on-year decrease.
- Acting as the "corporate landlord" under the operating agreement with Everybody Health and Leisure the council are responsible for paying for the leisure centres themselves, including utilities (gas, electricity and water) and maintenance of the buildings both planned and reactive. In 2019/20 the actual costs to the council were £2.88million, rising to £3.72 million for 2022/23. In the current financial year these costs are forecast to grow to £4.23 million, representing a further £510,000 increase in costs over a 12 month period.

Cheshire East Council's leisure centres are operated by its current delivery partner Everybody Health and Leisure (EHL), which is a charitable trust (see https://everybody.org.uk).

Reasons for the proposals

It is the "corporate landlord" subsidies as detailed above which the council needs to consider in terms of how to fund these costs into the future. As has been felt by all sectors and by residents, costs for utilities have increased significantly over the last 18 months, with no sign of these cost increases stopping. Leisure centres, due to the types of services offered, are some of the most expensive to operate and maintain for the council. The council cannot now afford to continue to fund these costs and hence viable funding alternatives need to be found.

At present any capital investment into the leisure centres themselves is also underwritten by the council, and with interest rates at their highest level for many years, future investments are now significantly constrained from a business case perspective.

As part of this consultation the council is putting forward a number of proposals to change the way Leisure Services are funded in Cheshire East. The council is putting forward these proposals so it can:

- Focus its reducing resources on the communities and people that need it the most
- Bring its Leisure Service offer in-line with other councils which it has benchmarked itself against (see the benchmarking exercise document in the consultation pack)
- Continue to be able to achieve a legally balanced budget

Any financial savings made as a result of any proposals being implemented will be used to offset the rising costs of commissioning leisure services and protect the core offer.

Giving your feedback

You can give your feedback on this consultation by:

- Completing this survey online by typing this link into your internet browser **https://surveys.cheshireeast.gov.uk/s/SLRC23**
- Completing this survey online by following the below QR Code
- Completing this paper survey and returning it to us using the freepost return envelope included in the consultation pack
- Emailing RandC@cheshireeast.gov.uk
- Calling 0300 123 55 00

This consultation will close on **7 January 2024**.

Contact us

If you have any questions about this survey, or if you want this questionnaire in a different format or to submit your response in a different way:

- Email RandC@cheshireeast.gov.uk
- Call 0300 123 55 00

Keeping your data safe

Any personal information you give us will remain private, be stored securely, and be used in line with the Data Protection Act 2018. To read more about how we use your data read our Privacy Notice, a copy of which is included in the consultation pack.

About you

How are you responding to this survey? *Tick all that apply*

- ☐ As someone who uses Everybody Health and Leisure facilities
- ☐ On behalf of a community or sports club who use Everybody Health and Leisure facilities
- ☐ As an Everybody Health & Leisure Employee
- ☐ As a Cheshire East Council Ward Councillor
- ☐ As a Town or Parish Councillor
- ☐ As an individual (e.g. resident)
- ☐ As a Cheshire East Council employee
- ☐ On behalf of another group, organisation, club or local business
- ☐ Other *(write in)*:

If you are responding on behalf of community or sports club who use Everybody Health and Leisure facilities, or any other group, organisation, club, business, please write its name in the box below: *Write in below*

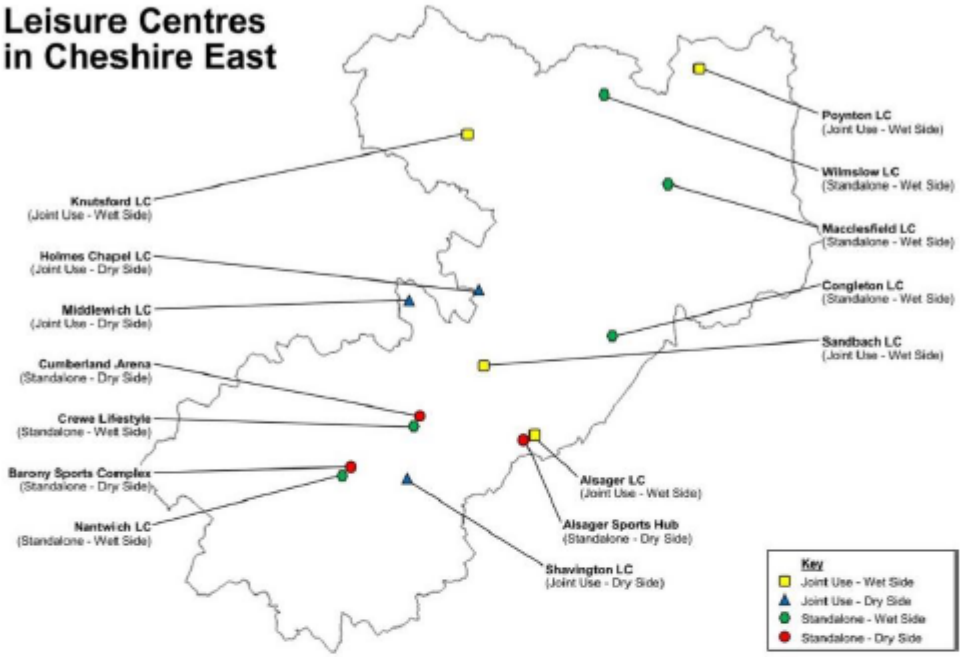
4

Your use of leisure sites across Cheshire East

Only complete this section if you use Everybody Health & Leisure facilities.

Cheshire East Council currently provides funding towards the 15 Leisure Centre sites across Cheshire East shown on the map below.

Leisure Centres in Cheshire East



Generally speaking, how often do you use each of the following leisure sites across Cheshire East? *Tick one box only in each row*

	At least once a week	At least once a month	Less frequently than once a month	Never
Alsager Leisure Centre	☐	☐	☐	☐
Alsager Sports Hub	☐	☐	☐	☐
Barony Sports Complex	☐	☐	☐	☐
Congleton Leisure Centre	☐	☐	☐	☐
Crewe Lifestyle Centre	☐	☐	☐	☐
Cumberland Arena	☐	☐	☐	☐
Holmes Chapel Leisure Centre	☐	☐	☐	☐
Knutsford Leisure Centre	☐	☐	☐	☐
Macclesfield Leisure Centre	☐	☐	☐	☐

5

	At least once a week	At least once a month	Less frequently than once a month	Never
Middlewich Leisure Centre	☐	☐	☐	☐
Nantwich Leisure Centre	☐	☐	☐	☐
Poynton Leisure Centre	☐	☐	☐	☐
Sandbach Leisure Centre	☐	☐	☐	☐
Shavington Leisure Centre	☐	☐	☐	☐
Wilmslow Leisure Centre	☐	☐	☐	☐

Are you currently a registered member at a site operated by Everybody Health and Leisure? *Tick one box only*

- ☐ Yes
- ☐ No – *Go to "Community and sports clubs" on page 8*
- ☐ Don't know / Not sure – *Go to "Community and sports clubs" on page 8*

At which site are you a registered member? *Tick one box only*

- ☐ Alsager Leisure Centre
- ☐ Alsager Sports Hub
- ☐ Barony Sports Complex
- ☐ Congleton Leisure Centre
- ☐ Crewe Lifestyle Centre
- ☐ Cumberland Arena
- ☐ Holmes Chapel Leisure Centre
- ☐ Knutsford Leisure Centre
- ☐ Macclesfield Leisure Centre
- ☐ Middlewich Leisure Centre
- ☐ Nantwich Leisure Centre
- ☐ Poynton Leisure Centre
- ☐ Sandbach Leisure Centre
- ☐ Shavington Leisure Centre
- ☐ Wilmslow Leisure Centre

What type of membership do you hold? *Tick one box only*

- ☐ Everybody Standard Membership
- ☐ Everybody Premium Membership
- ☐ Everybody Family Membership
- ☐ Everybody Joint Membership
- ☐ Everybody Corporate Membership
- ☐ Everybody Options Scheme

- [ ] Everybody Local Membership
- [ ] Everybody Wild Card Offer
- [ ] Talented Athlete Support Scheme
- [ ] One Day Pass

7

Community and Sports Clubs

Only complete this section if you are responding on behalf of a community or sports club who regularly use one of the Cheshire East leisure centres.

Which site(s) does your community or sports club use? *Tick all that apply*

- ☐ Alsager Leisure Centre
- ☐ Alsager Sports Hub
- ☐ Barony Sports Complex
- ☐ Congleton Leisure Centre
- ☐ Crewe Lifestyle Centre
- ☐ Cumberland Arena
- ☐ Holmes Chapel Leisure Centre
- ☐ Knutsford Leisure Centre
- ☐ Macclesfield Leisure Centre
- ☐ Middlewich Leisure Centre
- ☐ Nantwich Leisure Centre
- ☐ Poynton Leisure Centre
- ☐ Sandbach Leisure Centre
- ☐ Shavington Leisure Centre
- ☐ Wilmslow Leisure Centre

Which of the following facilities does your community or sports club use? *Tick all that apply*

- ☐ Sports Hall
- ☐ Swimming Pool
- ☐ Gym
- ☐ General meeting place
- ☐ Outdoor sports pitch
- ☐ Athletics facilities
- ☐ Other (write in):

What are the age ranges of your registered club members? *Tick all that apply*

- ☐ 0 to 5
- ☐ 6 to 12
- ☐ 13 to 18
- ☐ 18 to 65
- ☐ 66 plus

How many registered members does your community or sports club have? *Write in below*

☐

8

Please provide a brief description of your community or sports club needs from these facilities: *Write in below*

Generally speaking, how many hours a week does your community or sports club use these facilities for? *Tick one box only*

- ☐ One hour or less per week
- ☐ Up to five hours per week
- ☐ Up to ten hours per week
- ☐ Over ten hours per week
- ☐ Other (write in):

Alternative leisure service delivery approaches

There are a number of potential ways Cheshire East Council could generate income, or make savings, to meet the income / savings target as set out in the introduction of this questionnaire.

For each of the suggested ways of generating income or making savings from Leisure Services listed below, rank each one from 1 to 7, where 1 is your most preferred option, and 7 is your least preferred option.

Note that you should only use each number once, e.g. only one option should be given a 1, only one option should be given a 2 etc. Note that the final proposal is likely to involve a combination of these options.

Write in ranks 1 (most preferred) to 7 (least preferred) below. Suggestions are listed in alphabetical order.

Focus on providing a smaller number of core larger leisure sites, withdrawing funding from those sites less well attended	
Focus on providing leisure services in the areas of greatest health need, withdrawing funding from sites which by assessment do not meet a minimum threshold level	
Implement a differential pricing policy for different grades of membership, like a Gold / Silver / Bronze reflecting the range of service offer. This would allow higher cost activities such as swimming provision to be charged at a different unit rate.	
Increase prices across all activities and grades of membership	
Reduce opening hours across all leisure sites	
Reduce scope of higher unit rate cost services such as swimming offered across all leisure sites	
Transfer ownership of leisure sites to other third party operators, where an interest is expressed and there is a clear business case to do so.	

10

Do you have any other suggestions for how the council's leisure sites could be funded, to retain the current level of service provision? If your suggestion relates to a specific leisure site, please clearly state which site you are referring to
Write in below

11

Proposed changes to the concessionary membership scheme (called Options)

Cheshire East Council is also proposing to make savings from its Everybody Options scheme. This is the Everybody Health and Leisure concessionary membership scheme that provides membership and access to activities at our centres at a discount.

The scheme is only available to people who meet the eligibility criteria which include senior citizens, students and young people, as well as armed services personnel and those in receipt of certain types of income or disability support. Currently, the council directly funds these concessionary memberships.

There are a number of ways of making savings the council is exploring, including:

- Reducing the maximum discount offered from 25% to 20%
- Reducing the maximum discount offered from 25% to 15%
- Only offering the scheme to residents of Cheshire East
- Amending the eligibility criteria as set out in the Options proposed eligibility and discounts document which is included in the consultation pack

These proposals are being put forward to bring the council in-line with other councils which it has benchmarked itself against (see the benchmarking exercise document in the consultation pack).

For the Options concessionary membership scheme, how strongly do you support or oppose the proposal to... *Tick one box only in each row*

	Strongly support	Tend to support	Neither support nor oppose	Tend to oppose	Strongly oppose	Don't know / Not sure
...reduce the maximum discount offered from 25% to 20%	☐	☐	☐	☐	☐	☐
...reduce the maximum discount offered from 25% to 15%	☐	☐	☐	☐	☐	☐
...only offer the scheme to residents of Cheshire East	☐	☐	☐	☐	☐	☐
...amend the eligibility criteria as set out in the Options proposed eligibility and discounts document included in the consultation pack	☐	☐	☐	☐	☐	☐

12

Do you have any comments to make about the proposed changes to the Options concessionary membership scheme? *Write in below*

13

Proposed change to prices for out of borough leisure service users

Cheshire East Council is proposing to introduce a different pricing policy for any users of its leisure services whose home address is outside the borough. The pricing for these users will be the same as prices in their local authority area.

Generally speaking, how strongly do you support or oppose the council's proposal to introduce a different pricing policy for any users of its leisure services whose home address is outside the borough?

Tick one box only

- ☐ Strongly support
- ☐ Tend to support
- ☐ Neither support nor oppose
- ☐ Tend to oppose
- ☐ Strongly oppose
- ☐ Don't know / Not sure

If you wish to, explain why you support or oppose this proposal below, including explaining how this proposal might affect you: *Write in below*

14

Focusing future council investment into Leisure Services

Finally, if the council is unable to meet the required income / savings target through the generation of additional income or through alternative delivery models, the council may have to consider reducing or removing subsidies for some of its sites in the borough.

If this were to happen, **as a last resort**, the council is proposing to focus its continued investment into Leisure Services:

- In the locations where the health of residents is poorest
- On the leisure centre sites where usage is highest. This will consider not only the use of these sites by registered EHL members but also by those community and sports groups who respond to this consultation, as well as where appropriate any use by schools.
- Where the actual cost to operate sites per user is lowest. For each individual site this will consider day to day operating costs, as well as the council's corporate landlord costs, offset by any income generated by individual sites.

It is proposing these changes so that the council can focus its limited resources on the communities and people that need them the most. It is proposing to target resources where they will have most impact, as this will be the most effective way to improve overall health across the borough. Some areas have more health needs than others, which has been well documented through a variety of widely available public health assessments such as the Health Profiles for Electoral Wards (aka the Tartan Rug – see a copy in the consultation pack).

It is therefore proposed if needed to undertake any final assessment of sites on these key principles. The assessment undertaken will be presented in support of any final recommendations.

How strongly do you agree or disagree that as a last resort where extra savings are needed, the council should focus its Leisure Service resources...
Tick one box only in each row

	Strongly agree	Tend to agree	Neither agree nor disagree	Tend to disagree	Strongly disagree	Don't know / Not sure
...in the locations where the health of residents is poorest?	☐	☐	☐	☐	☐	☐
...on the leisure centre sites where usage is highest?	☐	☐	☐	☐	☐	☐
...where the actual cost to operate sites per user is lowest?	☐	☐	☐	☐	☐	☐

15

Is there anything else you think the council should take into consideration when deciding where to focus its Leisure Service resources? *Write in below*

Final comments

Do you have any final comments to make about this consultation? *Write in below*

About you

It would help us if you could answer the questions below - the information will be used to see if there are any differences in views for different groups of people. You do not need to answer any of the following questions if you do not wish to.

What is your home postcode? We ask this so we can be sure we have obtained a range of views from across the borough *Write in below*

What is your gender identity? *Tick one box only*

- ☐ Male
- ☐ Female
- ☐ Prefer not to say
- ☐ Prefer to self-describe *(write in)*:

What age group do you belong to? *Tick one box only*

- ☐ 16-24
- ☐ 25-34
- ☐ 35-44
- ☐ 45-54
- ☐ 55-64
- ☐ 65-74
- ☐ 75-84
- ☐ 85 and over
- ☐ Prefer not to say

Are your day-to-day activities limited because of a health problem or disability which has lasted, or is expected to last, at least 12 months? This includes problems related to old age. *Tick one box only*

- ☐ Yes
- ☐ No
- ☐ Prefer not to say

17

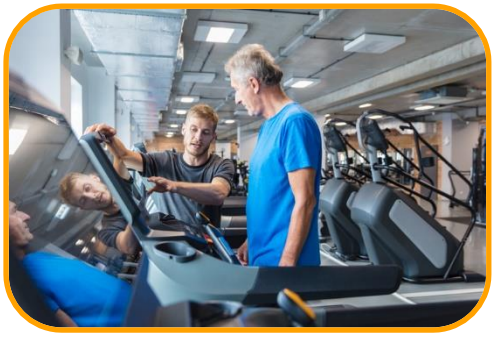
How is your health in general? *Tick one box only*

- ☐ Very good
- ☐ Good
- ☐ Fair
- ☐ Bad
- ☐ Very bad

You have now reached the end of the questionnaire, thank you.

Please return this completed questionnaire to us in the freepost return envelope included in the consultation pack.

Cheshire East Council



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Equality Impact Assessment (EIA)
Engagement and our equality duty

Whilst the Gunning Principles set out the rules for consulting 'everyone', additional requirements are in place to avoid discrimination and inequality.

Cheshire East Council is required to comply with the Equality Act 2010 and the Public Sector Equality Duty. The Equality Act 2010 simplified previous anti-discrimination laws with a single piece of legislation. Within the Act, the Public Sector Equality Duty (Section 149) has three aims. It requires public bodies to have due regard to the need to:

- eliminate unlawful discrimination, harassment, victimisation and any other conduct prohibited by the Act, by consciously thinking about equality when making decisions (such as in developing policy, delivering services and commissioning from others)
- advance equality of opportunity between people who share a protected characteristic and people who do not share it, by removing disadvantages, meeting their specific needs, and encouraging their participation in public life
- foster good relations between people who share a protected characteristic and people who do not

The Equality Duty helps public bodies to deliver their overall objectives for public services, and as such should be approached as a positive opportunity to support good decision-making.

It encourages public bodies to understand how different people will be affected by their activities so that policies and services are appropriate and accessible to all and meet different people's needs. By understanding the effect of their activities on different people, and how inclusive public services can support and open up people's opportunities, public bodies are better placed to deliver policies and services that are efficient and effective.

Complying with the Equality Duty may involve treating some people better than others, as far as this is allowed by discrimination law. For example, it may involve providing a service in a way which is appropriate for people who share a protected characteristic, such as providing computer training to all people to help them access information and services.

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The Equality Act identifies nine 'protected characteristics' and makes it a legal requirement to make sure that people with these characteristics are protected from discrimination:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnerships
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

Applying the equality duty to engagement

If you are developing a new policy, strategy or programme you may need to carry out an Equality Impact Assessment. You may be able to ascertain the impact of your proposal on different characteristics through desk-based research and learning from similar programmes, but you also need to carry out some primary research and engagement. People with protected characteristics are often described as 'hard to reach' but you will find everyone can be reached – you just need to tailor your approach, so it is accessible for them.

Contacting the Equality and Diversity mailbox will help you to understand how you can gain insight as to the impacts of your proposals and will ensure that you help the Council to comply with the Equality Act 2010 and the Public Sector Equality Duty.

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Section 1 – Details of the service, service change, decommissioning of the service, strategy, function or procedure

Proposal Title	Strategic Leisure Review
Date of Assessment	30.01.2024
Assessment Lead Officer Name	Christopher Allman
Directorate/Service	Place
Details of the service, service change, decommissioning of the service, strategy, function or procedure.	The Strategic Leisure Review is to consider how the council addresses health inequalities across the borough and to explore how to maximise health outcomes for the residents of Cheshire East, from the current value of Council funding towards the delivery of leisure services. It is the "corporate landlord" costs which the council needs to consider in terms of how to fund these costs into the future. As has been felt by all sectors and by residents, costs for utilities have increased significantly over the last 18 months, with no sign of these cost increases stopping. Leisure centres, due to the types of services offered, are some of the most expensive buildings to operate and maintain for the council. The council cannot now afford to continue to fund these costs and hence viable funding alternatives need to be found. As part of the consultation the council is putting forward a number of proposals to change the way Leisure Services are funded in Cheshire East. The council is putting forward these proposals: • Changes to the council subsidised options Scheme • Changes to prices for out borough users • Alternative Leisure Services delivery options • Where to focus leisure services as a last resort.

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Who is Affected?	**Local residents** – The main impact will be on (if all or any of the proposals are taken forward) Elderly, people with disabilities, those on certain benefits and young people through the potential reduction in discount options scheme, also the following groups may be affected: **Everybody Health and Leisure staff** – reduction in the subside will potentially impact staffing numbers at those sites. **Elected members, town and parish councillors & MPs** – Potentially effected through adverse reaction to proposals by constituents. **Room hirers/Community Clubs and sports** clubs – reducing availability and need to find alternative provision.
Links and impact on other services, strategies, functions or procedures.	The work on the Strategic Leisure review has been co-produced with the councils Public Health team and collaborating closely with the council leisure trust provider, there should be a positive impact in addressing health inequalities in the most deprived areas of the council as identified on Joint Strategic Needs Assessment, as the councils subside into leisure services will be targeted according to health need.

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How does the service, service change, strategy, function or procedure help the Council meet the requirements of the Public Sector Equality Duty?	Cheshire East Council, though its partner Everybody Health and Leisure (EHL), provides inclusive facilities that cater for the needs of different people. The councils fund a discount options scheme that allows people that meet a certain criterion to access the facilities at discount rate. These include Age 66 and above, people in receipt of disability living allowance, children under 18. EHL have a stated ambition of providing 'Leisure for Life' and seeks to make participation in any recreational activity an enduring habit from the earliest years to later life, helping people to live well and for longer.

Section 2 - Information – What do you know?

What do you know?	What information (qualitative and quantitative) and/or research have you used to commission/change/decommission the service, strategy, function, or procedure?
Information you used	The information and data used for the review is as follows: Until such time as the final options are chosen it is difficult to quantify the impact it will have on stakeholders that have one or more protected characteristic. By way of example of the impact, if the discount option scheme % is reduced then this could impact on those people with one or protected characteristics ability to afford to attend the leisure centre.

Gaps in your Information	There is gap in attendance figures in relation to attendances at groups that hire the venues, this is being addressed as part of the consultation and this section will be update post consultation to reflect any impact that it would have.

3. What did people tell you?

What did people tell you	**What consultation and engagement activities have you already undertaken and what did people tell you? Is there any feedback from other local and/or external regional/national consultations that could be included in your assessment?**
Details and dates of the consultation/s and/or engagement activities	The consultation was promoted to a wide range of stakeholders including: • All local Members of Parliament • All Cheshire East Council Ward Members (Councillors) • All local Town and Parish Councils • All local joint-use school headteachers • All members of a council communications subscriber list (approximately 3,500 people) • All council employees • All users of Cheshire East Council funded leisure centres • All users of Cheshire East Council funded libraries Furthermore, Everybody Health and Leisure (the Charitable Trust which currently delivers leisure services on behalf of the council) conducted their own promotion campaign within its leisure centres. The consultation was promoted through the following mediums: • Media releases • The council's Consultation Portal • Social media • Paper consultation packs and posters distributed in all leisure centres and libraries in the borough • The Town and Parish Council network • Council Members Briefings

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	• Through 1 to 1 emails and conversations with key stakeholders including local Councillors, Town and Parish Councils, Everybody Health and Leisure and local schools In total there were 3,728 consultation engagements, including: • 2,760 online survey responses • 522 social media engagements • 392 email responses • 34 event attendees • 11 letter responses • 9 paper survey responses (from 205 distributed in total)
Gaps in consultation and engagement feedback	The consultation was somewhat biased, with a large proportion of the responses being received from three main locations of Cheshire East.

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4. Review of information, consultation feedback and equality analysis

Protected characteristics. groups from the Equality Act 2010	**What do you know?** Summary of information used to inform the proposal	**What did people tell you?** Summary of customer and/or staff feedback	**What does this mean?** Impacts identified from the information and feedback (actual and potential). These can be either positive, negative or have no impact.
Age	The proposal is also propositioning a reduction to the discount for over 66 years and 18 years to 20%, with a further proposed reduction to 15%	For the Options concessionary discount scheme there was strong net support for a reduction in the maximum discount offered from 25% down to 20%, with 68% in support of this proposal, and 18% opposing it.	The proposed reduction in the options scheme discount for older and younger people may have a negative impact on individuals' ability to pay.
Disability	People with long-standing illness or health conditions benefit from accessible sport and leisure activities that can boost their rehabilitation or help them maintain their health and wellbeing as well as social and mental health. The facilities comply with DDA regulations, and any new investment will be compliant with planning regulations and will ensure that all activities available within the new facilities will accommodate users with any disability.	For the Options concessionary discount scheme there was strong net support for a reduction in the maximum discount offered from 25% down to 20%, with 68% in support of this proposal, and 18% opposing it.	The proposed reduction in the options scheme discount may have a negative impact on individuals' ability to pay.

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	Facilities also include accessible changing rooms, lifts to falls and pool hoist.		
Gender reassignment	EHL doesn't hold gender re-assignment membership data. Census 2021 data could be used for population gender identity data There is no evidence that there will be a detrimental impact for people with this protected characteristic. However, the public consultation will be available for anyone from the protected characteristic to complete.	N/A	There is no evidence that there will be a detrimental impact for people with this protected characteristic. However, the public consultation will be available for anyone from the protected characteristic to complete.
Pregnancy and maternity	EHL doesn't collect pregnancy membership data	N/A	There is no evidence that there will be a detrimental impact for people with this protected characteristic. However, the public consultation will be available for anyone from the protected characteristic to complete.
Race/ethnicity	EHL doesn't hold full and comprehensive data on race of its members or wider users.	N/A	There is no evidence that there will be a detrimental impact for people with this protected characteristic. However, the public consultation will be available for anyone from the protected characteristic to complete.

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Religion or belief	EHL doesn't collect religion membership data. Census 2021 will provide ward data	N/A	There is no evidence that there will be a detrimental impact for people with this protected characteristic. However, the public consultation will be available for anyone from the protected characteristic to complete.
Sex	N/A	N/A	N/A
Sexual orientation	EHL does not collect sexual orientation data.	N/A	There is no evidence that there will be a detrimental impact for people with this protected characteristic. However, the public consultation will be available for anyone from the protected characteristic to complete.
Marriage and civil partnership	EHL does not collect marriage and civil partnership data	N/A	There is no evidence that there will be a detrimental impact for people with this protected characteristic. However, the public consultation will be available for anyone from the protected characteristic to complete.

5. Justification, Mitigation and Actions

Mitigation	**What can you do?** Actions to mitigate any negative impacts or further enhance positive impacts
Please provide justification for the proposal if negative impacts have been identified? Are there any actions that could be undertaken to mitigate, reduce or remove negative impacts?	There are a number of potential ways Cheshire East Council could generate income, or make savings, to meet the income / savings target as set out at the start of the document, the consultation sort the views on a number of areas:

Have all available options been explored? Please include details of alternative options and why they couldn't be considered? Please include details of how positive impacts could be further enhanced, if possible?	• Focus on providing a smaller number of core larger leisure sites, withdrawing funding from those sites less well attended • Focus on providing leisure services in the areas of greatest health need, withdrawing funding from sites which by assessment do not meet a minimum threshold level • Implement a differential pricing policy for different grades of membership, like a Gold / Silver / Bronze reflecting the range of service offer. This would allow higher cost activities such as swimming provision to be charged at a different unit rate. • Increase prices across all activities and grades of membership • Reduce opening hours across all leisure sites • Reduce scope of higher unit rate cost services such as swimming offered across all leisure sites • Transfer ownership of leisure sites to other third-party operators, where an interest is expressed and there is a clear business case to do so.

6. Monitoring and Review -

Monitoring and review	**How will the impact of the service, service change, decommissioning of the service, strategy, function or procedure be monitored? How will actions to mitigate negative impacts be monitored? Date for review of the EIA**
Details of monitoring activities	The EIA will be update follow the introduction of any proposals and will be reviewed annually
Date and responsible officer for the review of the EIA	January 2025, Chris Allman, Head of Neighbourhood Services

7. Sign Off

When you have completed your EIA, it should be sent to the Equality, Diversity and Inclusion Mailbox for review. If your EIA is approved, it must then be signed off by a senior manager within your Department (Head of Service or above).

Once the EIA has been signed off, please forward a copy to the Equality, Diversity and Inclusion Officer to be published on the website. For Transparency, we are committed to publishing all Equality Impact Assessments relating to public engagement.

Name	**Tom Shuttleworth, Interim Director of Environment and Neighbourhoods**
Signature	
Date	

8. Help and Support

For support and advice please contact EqualityandInclusion@cheshireeast.gov.uk

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Appendix C: Investment Proposals

Site and Brief Description	Investment Value	Ave. borrowing cost (£pa)	Minimum Income to CEC (£pa)	Start	End
Crewe LC – repurpose existing underused space	£ 350k	£ 24.5k	£ 40k	Nov 24	Feb 25
Macclesfield LC – expand gym and fitness suite offer	£ 250k	£ 17.5k	£ 30k	Oct 24	Jan 25
Macclesfield LC – new fitness equipment 2024	£ 450k	£ 105k	£ 95k	Oct 24	Jan 25
Nantwich LC – extension to gym / convert old changing area to additional usable space	£ 1.2M	£ 84k	£ 100k	Aug 24	Dec 24
Sandbach LC – internal repurpose / upgrade to fitness equipment (2024)	£ 200k	£ 14k	£ 40k	July 24	Sept 24
Shavington LC – replace end of life with new 4G pitch	£ 250k	£ 17.5k	£ 30k	Dec 24	Jan 25
Shavington LC – internal repurpose / upgrade to fitness equipment (2024)	£ 100k	£ 7k	£ 10k	Apr 24	Mar 26
Wilmslow LC – Development of indoor/outdoor provision	£ 250k	£ 17.5k	£ 30k	Apr 25	Oct 25
Wilmslow LC – new changing facilities	£ 500k	£ 35k	£ 50k	Apr 25	Mar 26
TOTALS	**£ 3.55M**	**£ 322k**	**£ 430k**		

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OPEN/NOT FOR PUBLICATION
By virtue of paragraph(s) X of Part 1 Schedule 1of the Local Government Act 1972.

Environment and Communities Committee

11 March 2024

Updated Playing Pitch and Open Spaces Strategy

Report of: Tom Shuttleworth, Interim Director Environment and Neighbourhoods

Report Reference No: EC/27/23-24

Ward(s) Affected: ALL

Purpose of Report

1 To update members of the Committee on the progress of updating the Cheshire East Playing Pitch and Outdoor Spaces Strategy (PPOSS) and seeks approval for its formal adoption.

Executive Summary

2 The primary purpose of the PPOSS is, to provide a strategic framework, to ensure that the provision of outdoor playing pitches meets the local and community needs of the existing and future residents as well as visitors to Cheshire East.

3 The PPOSS has been produced in accordance with national planning guidance and provides a robust and objective justification for future playing pitch provision throughout the borough.

4 Developing a strategic approach using the analysis of the playing pitch and outdoor sport supply and demand is necessary to:

- Provide the evidence base to assist in the safeguarding of protect playing pitches and outdoor sports facilities against development pressures on land in, and around, urban areas.
- Identify pitch (natural grass and artificial) and outdoor sport supply and demand issues in relation to predicated population changes.

- Address ‘demand’ pressures created as a result of specific sports development pressures e.g. growth of mini soccer and wider use of artificial grass pitches.
- Focus limited financial resources into the areas of greatest demand.

RECOMMENDATIONS

The Environment and Communities committee is recommended to:

1. Approve the adoption of the Playing Pitch and Outdoors Spaces Strategy

Background

5 The Assessment Report at Appendix A provides up-to-date supply and demand information. It considers the demands arising from the planned level of growth proposed in the Council’s Local Plan Strategy to 2030. In compiling the Assessment Report, the Council have worked closely with the National Governing Bodies to ensure that this information is as comprehensive and up to date as possible.

6 The findings of the Assessment Report are broadly in line with the previous Playing Pitch Strategy. The details of the clubs consulted are detailed from p.86 onwards of the Demand Assessment Report included at Appendix A.

7 The current Playing Pitch Strategy (PPS) was first developed over 5 years ago, and reviewed in early 2021, it was necessary for a more detailed review and analysis to be undertaken, because the existing PPS excluded several sports such a crown green bowls. The current PPOSS is outdated, and Sport England has recommended that the Council is required to have an updated strategy in place to support the Council’s planning policy and to support any future funding applications that may be made which are included in the PPOSS.

8 The review was based upon a clear objective which was focused with a desired outcome to support the Council and its partners in the creation of:

> 'An accessible, high quality and sustainable network of sports pitches and outdoor sports facilities that provides and promotes

local opportunities for participation by all residents, irrespective of ability, at all levels of play from grassroots to elite.'

9 To achieve this strategic vision, the PPOSS has the following aims:

(a) To ensure that all facilities are protected for the long-term benefit of sport;

(b) To promote a sustainable approach to the provision of playing pitches, outdoor sport facilities and management of sports clubs;

(c) To ensure that there are sufficient facilities in the right location to meet current and projected future demand;

(d) To ensure that all clubs have access to affordable facilities of appropriate quality to meet their current needs and longer-term aspirations and;

(e) To ensure that all providers ensure all facilities meet up-to-date standards of accessibility.

10 The PPOSS has been prepared by a partnership of sports organisations with the Council being the lead organisation. The sports organisations have a vested interest in ensuring existing playing fields, pitches, and ancillary facilities, as well as other outdoor sports can be protected and enhanced. Many of the objectives and actions contained within the PPOSS will be delivered and implemented by sports organisations as well as the Council.

11 In developing the PPOSS the Council established a Steering group that had representatives from the key departments within the Council (Planning, Green Spaces and ANSA) as well as Sport England and the National Governing Bodies (NGB) for sport (England Cricket, Football Foundation, British Cycling, England Hockey, and Rugby as well as several other NGB's)

12 In total 223 sports clubs were contacted and consulted to establish what their current and future needs are, this was split between Summer Sports which was undertaken in August 2023 and Winter Sports which was undertaken in November 2023.

13 A summary of the responses and how these have informed the updated strategy are set out within the document itself, and contained within the individual sections that are relevant to their individual sports.

14 The updated PPOSS is attached at Appendix B.

Reasons for Recommendations

15 This strategy provides an evidential basis that can be referred to in planning decisions, funding bids and can be used as background evidence to support Local Plan policies in relation to outdoor sport. It will ensure that this evidence is sound, robust, and capable of being scrutinised through examination and meets the requirements of the National Planning Policy Framework (NPPF) .

16 Planning Policy and other relevant sport related corporate strategies must continue to be based upon a robust evidential basis to ensure that planning and sports development policy can be implemented efficiently and effectively:

17 It ensures a strategic approach to playing pitch provision. The PPOSS will act as a tool for Cheshire East Council and partner organisations to guide resource allocation and set priorities for pitch and outdoor sports in the future.

18 It provides robust evidence for capital funding. As well as proving the need for developer contributions towards pitches, outdoor sport facilities and ancillary facilities. A PPOSS can provide evidence of need for a range of capital grants. Current funding examples include the Sport England Funding Programmes, Heritage Lottery Fund (for park improvements), the Football Foundation and the Big Lottery.

19 It helps in the achievement of the Council Corporate Plan – in particular the ‘green’ priority, the key for open green space, that outlines ‘we will lead our communities to protect and enhance our environment, tackle the climate emergency and drive sustainable development’.

20 It helps with the protection of pitch and outdoor sports facilities to ensure that opportunities are not lost in the future due a lack of facilities.

Other Options Considered

21 The Council has the option to proceed without adopting an updated PPOSS. This would undermine the ability of the Council and other sporting bodies to improve existing and provide for new sports fields in the borough, as well as precluding the opportunity to secure S106 contributions from developers.

Implications and Comments

Monitoring Officer/Legal

22 Section 19 of the Local Government (Miscellaneous Provisions) Act 1976 confers on local authorities' general powers to provide recreational facilities, including) outdoor facilities consisting of pitches for team games, Further, the Local Government Act 2000 provides local authorities with the discretionary power to promote or improve the economic, social or environmental wellbeing of their area. The provision of the sporting facilities such as playing pitches falls within the above statutory provisions.

23 There are no legal implications at this stage other than the impact on Local Plan production should be noted.

24 The National Planning Policy Framework (NPPF) sets out the reformed planning policies for England. It details how these changes are expected to be applied to the planning system. It also provides a framework for local people and their councils to produce distinct local and neighbourhood plans, reflecting the needs and priorities of local communities.

25 As a prerequisite the NPPF states existing open space, sports, and recreation sites, including playing fields, should not be built on unless:

- An assessment has been undertaken, which has clearly shown the site to be surplus to requirements.
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.
- The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

26 The PPPOSS seeks to provide guidance for planning decisions made across the Borough. By addressing the issues identified in the Assessment Report and using the strategic framework presented in this Strategy, the current and future sporting and recreational needs of the Borough can be satisfied. The POSS identifies where there is a deficiency in provision and identifies how best to resolve this in the future. The NPPF requires planning polices to be based on robust and up to date assessments of the need for open space, sport, and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, what resources are needed, and which plans should

then seek to accommodate. The PPOSS fulfils this requirement and forms part of the evidence base for the Local Plan.

27 There is both a reputational risk (through having commissioned an up-to-date assessment and then not taken its recommendations on board) and a risk of non-compliance with national planning policy, should the PPOSS not be adopted by the Council.

Section 151 Officer/Finance

28 The production of the strategy has been delivered within existing service budgets. The strategy once adopted provides a framework for investment and doesn't commit the council to any specific expenditure.

Policy

29 The PPOSS is most closely linked to the aims of Cheshire East's Local Plan Strategy (2010 – 2030, adopted in 2017) which sets out the overall planning framework for the Borough including for the provision of at least 36,000 additional homes.

30 Specifically, the 'Stronger Communities' policies are most relevant to the PPOSS including:

(a) Supporting proposals for facilities that would not be appropriate to be located in or adjacent to centres, provided they are highly accessible by a choice of transport, do not harm the character, amenity, or biodiversity value of the area, and satisfy a range of other criteria.

31 Policy SC2: Indoor and Outdoor Sports Facilities which seeks to provide appropriate sports facilities for the communities of Cheshire East.

(a) Protect existing indoor and outdoor sports facilities.

(b) Support new indoor and outdoor sports facilities.

32 Policy SC3: Health and Well-Being

(a) Seeks to create and safeguard opportunities for safe, healthy, fulfilling and active lifestyles.

(b) The Site Allocation and Development Policies Document is the second part of the Council's Local Plan is at examination stage. This Plan contains more detailed, non-strategic policies to inform development management decision making. Chapter 11 relates to Recreation and community facilities. There are to policies of particular relevance:

33 Policy REC 1 (Open space protection) which sets out the limited circumstances in which open space (including for outdoor sport) may be lost

34 Policy REC 3 (Open space implementation) which importantly confirms that the provision of, or contribution to, outdoor playing pitch sports facilities will be informed by the Playing Pitch Strategy and Sport England Sport Pitch Calculator

Equality, Diversity and Inclusion

35 An EIA has been developed in support of the proposed updated Strategy and is contained at Appendix C.

36 In summary the following can be seen;

(a) The PPoSS identifies the facilities required to manage the current and demand for adult, junior and youth sport. Also identifies need for outdoor sport, in which the older population are more likely to participate, such as bowls and tennis.

Human Resources

37 There are no human resource implications of this report.

Risk Management

38 The main risk of not having an updated PPOSS is the inability to secure contributions from developers. As highlighted in the report the PPOSS need to be based on robust, up-to-date data in order to provide the evidence base to secure these financial contributions or safeguard areas which are required for sports pitch and open space provisions.

Rural Communities

39 There is no direct impact as part of this report, but the Strategy has been informed by considerations from a significant numbers of sports clubs across the borough, several of which are within rural areas.

Children and Young People including Cared for Children, care leavers and Children with special educational needs and disabilities (SEND)

40 The provision of quality playing field provision will have a positive impact on the health and wellbeing of the Cheshire East Community and will in time aid in the improvement of the availability of facilities for children and young people.

Public Health

41 The Strategy supports the councils public health through the following planning polices

(a) Policy SC1: Leisure and Recreation which seeks to support and promote the provision of better leisure, community and recreation facilities.

(i) Seek to protect and enhance existing leisure and recreation facilities, unless they are proven surplus to requirements or unless improved alternative provision, of similar or better quality, is to be made.

(ii) Support and promote the provision of better leisure, community and recreation facilities, where there is a need for such facilities, the proposed facilities are of a type and scale appropriate to the size of the settlement, are accessible and support the objectives of the Local Plan Strategy.

Climate Change

42 There are no specific implications for climate change arising from this report.

Access to Information	
Contact Officer:	Chris Allman, Angela Mann, christopher.allman@cheshireeast.gov.uk angela.mann@cheshireeast.gov.uk
Appendices:	Appendix A – Demand Assessment Report Appendix B – Playing Pitch and Open Spaces Strategy (for approval) Appendix C – Equality Impact Assessment
Background Papers:	Cheshire East Playing Pitch Strategy 2021 - Playing Pitch Strategy (cheshireeast.gov.uk)

KNIGHT, KAVANAGH & PAGE

CHESHIRE EAST
PLAYING PITCH & OUTDOOR SPORT STRATEGY

FULL ASSESSMENT REPORT
JANUARY 2024

QUALITY, INTEGRITY, PROFESSIONALISM

Knight, Kavanagh & Page Ltd
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CHESHIRE EAST
PLAYING PITCH & OUTDOOR SPORT ASSESSMENT REPORT

CONTENTS

GLOSSARY 1

PART 1: INTRODUCTION AND METHODOLOGY 2

PART 2: FOOTBALL 17

PART 3: THIRD GENERATION TURF (3G) ARTIFICIAL GRASS PITCHES (AGPS) 60

PART 4: RUGBY UNION 83

PART 5: RUGBY LEAGUE 106

PART 6: HOCKEY 108

PART 7: CRICKET 129

PART 8: OTHER GRASS PITCH SPORTS 172

PART 9: TENNIS 185

PART 10: NETBALL 210

PART 11: BOWLS 222

PART 12: ARCHERY 247

PART 13: GOLF 251

PART 14: ATHLETICS 265

PART 15: CYCLING 274

APPENDIX 1: SPORTING CONTEXT 280

APPENDIX 2: NON TECHNICAL ASSESSMENT SHEETS 294

CHESHIRE EAST
PLAYING PITCH & OUTDOOR SPORT ASSESSMENT REPORT

GLOSSARY

3G	Third Generation Turf
AGP	Artificial grass pitch
ANOG	Assessing Needs & Opportunities Guide
BAFA	British American Football Association
CCB	Cheshire Cricket Board
CC	Cricket Club
CFA	Cheshire Football Association
CJNL	Cheshire Junior Netball League
CIL	Community Infrastructure Levy
CFS	County Facilities Strategy
DCMS	Department for Culture, Media and Sport
ECB	England & Wales Cricket Board
EH	England Hockey
FA	Football Association
FC	Football Club
FF	Football Foundation
FIFA	Fédération Internationale de Football Association
FIT	Fields in Trust
FPM	Facilities Planning Model
GIS	Geographic Information System
GMA	Grounds Maintenance Association
GPMF	Grass Pitch Maintenance Fund
HC	Hockey Club
KKP	Knight, Kavanagh and Page
LFFP	Local Football Facility Plan
LTA	Lawn Tennis Association
LTC	Lawn Tennis Club
MUGA	Multi-use games area
NC	Netball Club
NFFS	National Football Facilities Strategy
NGB(s)	National Governing Body (of sport)
NLS	National League System
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
PIP	Pitch Improvement Programme
PPS	Playing Pitch Strategy
PPOSS	Playing Pitch & Outdoor Sport Strategy
PQS	Performance Quality Standard
RFU	Rugby Football Union
RUFC	Rugby Union Football Club
SADPD	Site Allocations and Development Policies Document
SCPNL	South Cheshire Premier Netball League
TC	Tennis Club
U	Under (related to participating age groups)
WNLS	Women's National League System

CHESHIRE EAST
PLAYING PITCH & OUTDOOR SPORT ASSESSMENT REPORT

PART 1: INTRODUCTION AND METHODOLOGY

1.1: Introduction

Knight Kavanagh & Page (KKP) has been commissioned to deliver a Playing Pitch & Outdoor Sport Strategy (PPOSS) for Cheshire East Council. This will provide the necessary robustness and direction to inform decisions affecting relevant provision within the local authority area.

This report presents a supply and demand assessment of playing pitch and outdoor sport facilities across Cheshire East. For playing pitch sports, it is delivered in accordance with Sport England's Playing Pitch Strategy (PPS) Guidance. This details five stages for the developing the study:

- Stage A: Prepare and tailor the approach (1)
- Stage B: Gather information and views on supply of and demand for provision (2 & 3)
- Stage C: Assess the supply and demand information and views (4, 5 & 6)
- Stage D: Develop the strategy (7 & 8)
- Stage E: Deliver the strategy and keep it robust and up to date (9 & 10)

Stages A to C are covered in this report, with Stage D covered in the ensuing strategy document. Stage E references the ongoing work that will be required once the PPOSS has been approved and adopted.

For ''non -pitch" sports, Sport England's 'Assessing Needs & Opportunities Guide (ANOG) is followed. This has a similar staged approach:

- Stage A: Prepare and tailor the approach
- Stage B: Gather information on supply and demand
- Stage C: Assessment – bringing the information together
- Application: Application of an assessment

The PPOSS will replace the existing PPS for Cheshire East whilst also now covering a wider scope and additional sports. The previous PPS was completed in 2017 before being kept regularly updated (the last update was carried out in 2021).

1.1: Stage A: Prepare and tailor the approach

Management arrangements

A project team from the Council has worked with KKP to ensure that all relevant information is readily available and to support the consultants as necessary to ensure that project stages and milestones are delivered on time, within the cost envelope and to the required standard to meet Sport England guidance.

Further to this, a Steering Group is and has been responsible for the direction of the PPOSS from a strategic perspective. Its role is also to support, check and challenge the work of the project team. The Steering Group comprises representatives from the Council, Everybody Health & Leisure, ANSA, Active Cheshire, Sport England and the relevant national governing bodies of sport (NGBs).

It will be important for the Steering Group to continue to meet once the PPOSS has been finalised for several reasons, including a continuing responsibility to:

- Be a champion for playing pitch provision in the area and promote the value of the PPOSS.
- Ensure implementation of the recommendations and action plan.
- Monitor and evaluate the outcomes of the study and ensure that the PPOSS is updated.

The lifespan of a PPOSS is considered to be three years, although this can be increased if it is kept up to date.

Why the Strategy is being developed

The primary purpose of the PPOSS is to a provide a strategic framework to ensure that the provision of playing pitches and outdoor sport facilities can meet the local and community needs of existing and future residents of Cheshire East, as well as visitors.

Planning policy and other relevant sport related corporate strategies must continue to be based upon a robust evidence base in order to ensure that planning and sports development policy can be implemented efficiently and effectively. The PPOSS will inform this process, covering the key aspects listed below.

Corporate and Strategic[1]

- It ensures a strategic approach to playing pitch and outdoor sport provision. The PPOSS will act as a tool for Cheshire East Council and partner organisations to guide resource allocation and set priorities for pitch and outdoor sports in the future.
- It provides robust evidence for capital funding. As well as proving the need for developer contributions towards pitches, outdoor sport facilities and ancillary facilities, a PPOSS can provide evidence of need for a range of capital grants.
- It helps in the achievement of the Council's corporate plan and particularly in relation to the 'green' priority, the key for open green space, that outlines that the Council 'will lead communities to protect and enhance the environment, tackle the climate emergency and drive sustainable development'.
- It helps with the protection of pitch and outdoor sports facilities to ensure that opportunities are not lost in the future due a lack of facilities.

Planning

- The PPOSS will provide important evidence to support the future update of the Cheshire East Local Plan and future updates to the Council's Community Infrastructure Levy (CIL) or the new Infrastructure Levy under national planning reforms.
- It adds sport specific information and scenario testing to be cross referenced with the Council's Green Spaces Strategy and Open Spaces Assessment.

Operational

- It can help improve management of assets, which should result in more efficient use of resources and reduced overheads.
- The Action Plan (included within the Strategy document) will identify sites where the quality of provision can be enhanced.

[1] A new plan is in preparation and is expected to be agreed in 2024.

- An assessment of all pitches and outdoor sport facilities (in use and disused) will be undertaken to understand how pitches and outdoor sport facilities are used and whether the current maintenance and management regimes are appropriate or require change.

Sports development

- It helps identify which sites have community use and whether that use is secure or not.
- It helps identify where community use of school and other education-based facilities is most needed to address any identified deficits in provision.
- It provides better information to residents and other users of relevant facilities on availability for use.
- It promotes sports development and can help unlock latent demand by identifying where a lack of facilities might be suppressing usage.
- It promotes the opportunity for community clubs/users and facilitators to deliver sports development programmes to encourage more people to become and stay active.
- It promotes the opportunity to recover from and develop new opportunities for participation in outdoor sport following the Covid-19 pandemic and subsequent lockdown periods.

One of the core planning principles of the National Planning Policy Framework (NPPF) is to improve health, social and cultural wellbeing for all and deliver sufficient community and cultural facilities and services to meet local needs. Section eight of the NPPF deals specifically with the topic of healthy communities, with Paragraph 102 stating that “planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.”

Paragraph 103 sets three criterion that ensures existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

a) An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
b) The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
c) The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Paragraphs 105, 106, and 107 set the parameters for the designation of Local Green Space. Such spaces may include playing fields and outdoor sport facilities.

Cheshire East Local Plan Strategy (adopted 2017)

The Local Plan Strategy is the first part of the Council’s Local Plan and sets out the overall planning framework for the Borough between 2010 and 2030, including the need for at least 36,000 additional homes. The policies that most specifically relate to playing pitches and outdoor sport facilities are Policies SC1 (Leisure and Recreation), SC2 (Outdoor Sports Facilities) and Policy SE6 (Green Infrastructure). These policies are set out below.

Policy SC1 – Leisure and Recreation

In order to provide appropriate leisure and recreational facilities for the communities of Cheshire East, the Council will:

- Seek to protect and enhance existing leisure and recreation facilities, unless they are proven surplus to requirements or unless improved alternative provision, of similar or better quality, is to be made.
- Support and promote the provision of better leisure, community and recreation facilities, where there is a need for such facilities, the proposed facilities are of a type and scale appropriate to the size of the settlement, are accessible and support the objectives of the Local Plan Strategy. The Council will do this by:
  - Encouraging facilities that serve the Borough as a whole, and facilities that attract large numbers of people, to be located, where possible, within or adjoining Crewe or Macclesfield town centres.
  - Requiring facilities serving key service centres to be located in or adjacent to their town centre or highly accessible locations.
  - Requiring facilities intended to serve the everyday needs of a community or neighbourhood to be in or adjacent to the centres of local service centres or other settlements.
  - Encouraging the development of shared service centres that combine public services, health and community functions in modern accessible buildings.
- Supporting proposals for facilities that would not be appropriate to be located in or adjacent to centres, provided they are highly accessible by a choice of transport, do not harm the character, amenity, or biodiversity value of the area, and satisfy a range of other criteria. The proposal is a facility that:
  - Supports a business use;
  - Is appropriate in an employment area; or
  - Supports an outdoor sports facility, education or related community / visitor facility; or
  - Supports the visitor economy and is based on local cultural or existing attractions.
- Work with agencies, services and businesses responsible for providing facilities to make sure that the needs and demands of communities are met.
- Make sure that appropriate developments contribute, through land assembly and financial contributions, to new or improved facilities where development will increase demand and / or there is a recognised shortage of local leisure, community and recreation facilities.

Policy SC2 – Indoor and Outdoor Sports Facilities

In order to provide appropriate indoor and outdoor sports facilities for the communities of Cheshire East, the Council will:

- Protect existing indoor and outdoor sports facilities, unless:
  - They are proven to be surplus to need (as identified in an adopted and up to date needs assessment); or
  - Improved alternative provision (a full quantity and quality replacement to accord NPPF and Sport England policy) will be created in a location well related to the functional requirements of the relocated use and its existing and future users.
  - The proposal would not result in the loss of an area important for its amenity or contribution to the character of the area in general.
- Support new indoor and outdoor sports facilities where:
  - They are readily accessible by public transport, walking and cycling.

- The proposed facilities are of a type and scale appropriate to the size of the settlement.
- They are listed in an action plan in any emerging or subsequently adopted PPS or Indoor Sports Strategy, subject to the criteria in the policy.

- Make sure that major residential developments contribute, through land assembly and financial contributions, to new or improved sports facilities where development will increase demand and/or there is a recognised shortage.

Policy SE6 Green Infrastructure:

Cheshire East aims to deliver a good quality, and accessible network of green spaces for people to enjoy, providing for healthy recreation and biodiversity and continuing to provide a range of social, economic and health benefits. This will be done by:

Linking the various assets of Cheshire East's unique landscape – its upland fringes, Cheshire Plain, lowland heath, parkland estates, rivers, canals and watercourses, valleys and cloughs, meres and mosses, trees and woodland and wildlife habitats and its distinctive towns and villages and their urban fringe.

- This network of Green Infrastructure assets should be safeguarded, retained and enhanced through the development of green networks/wedges and corridors.
- Areas identified as having a shortage or opportunities for the provision of Green Infrastructure should be a particular focus for enhancement.
- Any development should contribute to the creation of a good quality, integrated and accessible multi-functional network of green spaces.

- Safeguarding Green Infrastructure assets to make sure that:
  - Development does not compromise their integrity or potential value;
  - Developer contributions are secured wherever appropriate in order to improve their quality, use and multi-functionality; and
  - Opportunities to add to the Green Infrastructure network are maximised through partnership working.
- Working with partners, to support the potential of Strategic Green Infrastructure Assets to contribute to the aims of the wider green infrastructure. The Strategic Green Infrastructure Assets[71] identified in Cheshire East are:
  - Weaver, Bollin, Dane and Wheelock river corridors including cloughs and floodplains
  - Macclesfield, Shropshire Union (including the Llangollen and Middlewich branches) and Trent and Mersey canals
  - Meres and Mosses Nature Improvement Area and Local Nature Improvement Areas
  - Heritage town parks and open spaces of historic and cultural importance
  - Public Rights of Way, cycle routes and greenways
  - Country Parks and estate parklands
  - Peak Park Fringe
  - The Cloud, Congleton Edge and Mow Cop upland fringe
  - Sandstone Ridge
  - The ecological network of habitats identified in Policy SE3
- Strengthening the contribution that sport and playing fields, open space and recreation facilities make to Cheshire East's Green Infrastructure network by requiring all development to:
  - Protect and enhance existing open spaces and sport and recreation facilities;
  - Encourage multiple use and improvements to their quality;
  - Provide adequate open space (as outlined in Table 13.1);

- Contribute to the provision of outdoor sports facilities in line with Policy SC2;
- Create or add to the networks of multi-functional Green Infrastructure;
- Secure new provision to help address identified shortages in existing open space provision, both in quantity, quality and accessibility;
- Locate open space facilities in appropriate locations, preferably within developments; and
- Promote linkages between new development and surrounding recreational networks, communities and facilities.

Strategic Green Infrastructure assets are those assets that either provide or could provide wider Green Infrastructure benefits.

Cheshire East Site Allocations and Development Policies Document (adopted 2022)

The Site Allocations and Development Policies Document (SADPD) is the second part of the Cheshire East Local Plan and provides detailed planning policies and land allocations in line with the overall approach set out in the Local Plan. The policies that most specifically relate to playing pitches and outdoor sport facilities are Policies REC 1 (open space protection) and REC 3 (open space implementation).

The relevant parts of these policies are set out below.

Policy REC 1: Open space protection

Development proposals that involve the loss of open space, as defined below, will not be permitted unless:

- An assessment has been undertaken that has clearly shown the open space is surplus to requirements; or
- It would be replaced by equivalent or better open space in terms of quantity and quality and it is in a suitable location; or
- The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss.

The types of open space to which this policy applies includes: existing areas of open space shown on the adopted policies map, such as formal town parks, playing fields, pitches and courts, play areas, allotments and amenity open space; other incidental open spaces, which are too small to be shown on the adopted policies map, but which are of public value for informal recreation or visual amenity; and open spaces provided through new development yet to be shown on the adopted policies map.

Policy REC 3: Open space implementation

The provision of, or contribution to, outdoor playing pitch sports facilities will be informed by the PPS and Sport England Sport Pitch Calculator. Other outdoor sports provision not covered by the PPS will be sought on a site-by-site basis using 10 square metres per family home as a benchmark figure.

Cheshire East Strategic Leisure Review

In February 2023, the Strategic Leisure Review proposal was approved, with this to be delivered in two stages. The first stage, which is based around the need to generate a budget saving in 2023/2024 is now secured, whilst the principal objective of the second stage is to consider how to address health inequalities and maximise health outcomes for the residents of Cheshire East. This is from the current value of funding towards the delivery of leisure services.

Aligned to the principal objective, the Council is also to consider options around alternative "commercial" delivery models for leisure sites where council subsidised funding provision cannot be justified on a combined public health and service demand basis. In conjunction with this is, it is to promote a managed approach to future capital investment in leisure sites, driven by public health need, service user demand and considering pinch points in capacity of existing provision.
The Council's leisure centres are currently operated by its delivery partner Everybody Health & Leisure, which is a charitable trust. The operating contract was entered into in May 2014 for an initial period of ten years with an option of a further fixed 5 years; however, the contract was then the subject of a decision in 2019 to extend it taking the end date to May 2029, resulting in a total a contract period of 15 years. The leisure estate spans across a total of 15 sites located throughout the Borough, although Alderley Park and Holmes Chapel Community Centre are private initiatives and hence are out of scope, despite also being managed by Everybody Health & Leisure.

The outcomes from the review are intended to implement a transitional change process towards a new operating model after May 2029, accelerating the reduction in subsidies paid in support of Everybody Health & Leisure. This transitional arrangement will be supported by a defined Investment Plan delivered over a period of 2-3 years, designed to enhance both service provision specific to health-based outcomes and the fixed leisure asset.

Pertinent to the PPOSS, the sites operated by Everybody Health & Leisure provide a significant proportion of playing pitch and outdoor sports facilities, most of which are key sites within the areas that they reside. As such, the findings of the Strategic Leisure Review may have a substantial impact on the findings of this study, with this therefore requiring consideration, particularly as part of the Stage E process.

Study area

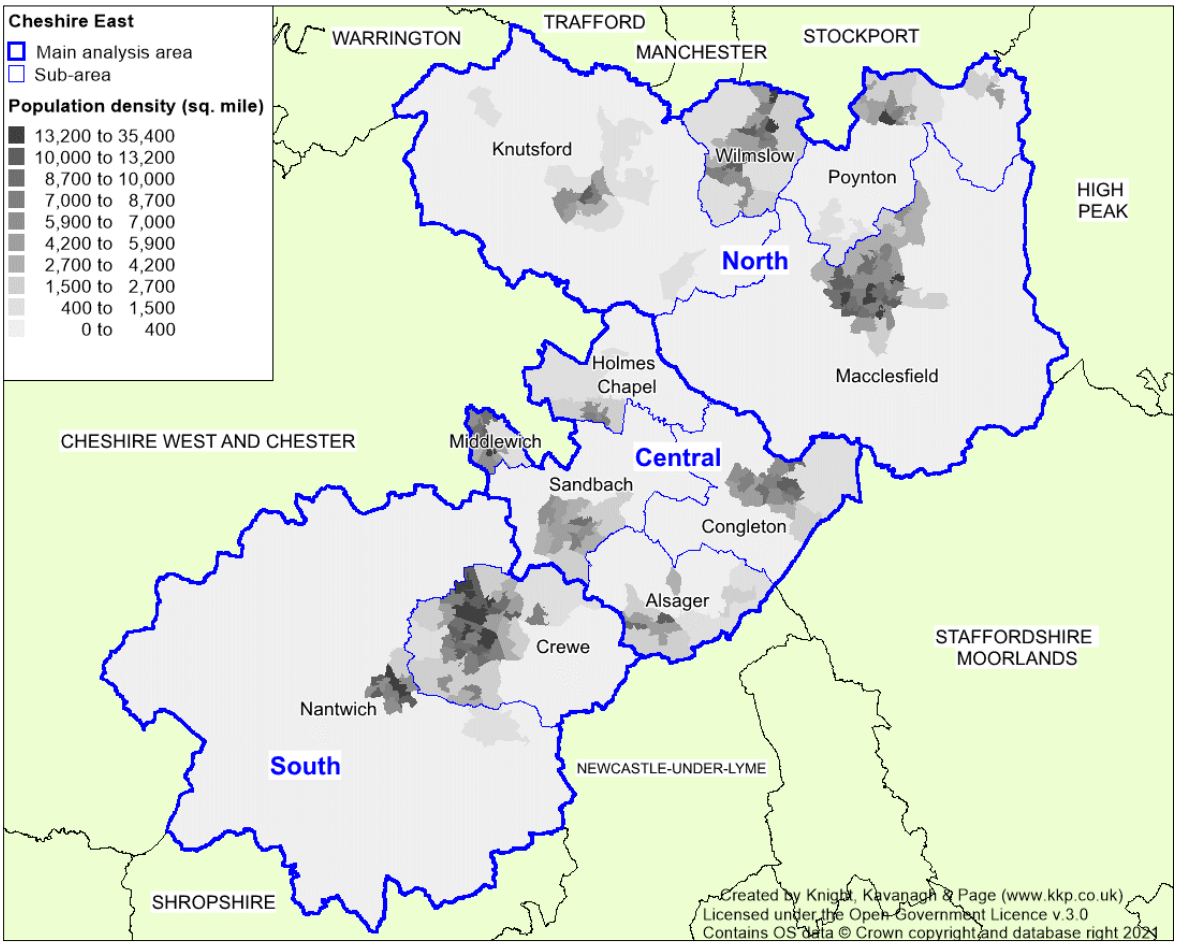
The study area is the entire Cheshire East local authority area. However, analysis areas (or sub areas) are also used to allow for more localised analysis in addition to the assessment for the Borough as a whole. For this purpose, three areas have been established via grouping the aforementioned towns/centres together, with a further individual breakdown provided where necessary. This further breakdown differs from previous studies and is most pertinent to the sports with the highest level of participation (e.g., football and cricket) due to them being played more locally and participants being less likely to travel a significant distance to access provision.

The sub-areas are shown in the following figure and table.

Table 1.1: Analysis area breakdown

Analysis area	Towns/centres
North	Knutsford
	Macclesfield
	Poynton
	Wilmslow
Central	Alsager
	Congleton
	Holmes Chapel
	Middlewich
	Sandbach
South	Crewe
	Nantwich

Figure 1.1: Cheshire East and its analysis areas



In addition, cross-boundary considerations are recognised with regard to neighbouring local authorities, including reference to imported and exported demand into and from Cheshire East as well as key sites and developments that sit close to boundary lines.

As examples, cross-boundary activity from authorities such as Warrington, Trafford, Manchester and Stockport is likely from the North Analysis Area (and its sub areas), whilst the Central Analysis Area borders Cheshire West & Chester, Staffordshire Moorlands and Newcastle-under-Lyme. These are also located close to areas of the South Analysis Area in addition to Stoke-on-Trent and Shropshire.

Scope

As standard, the PPOSS covers the following 'core' playing pitch sports, as follows:

- Cricket
- Football
- Hockey
- Rugby league
- Rugby union

In addition, other grass pitch sports are also included where supply and/or demand has been identified. In Cheshire East, this includes American football, baseball/softball, lacrosse and rounders.

A section dedicated to third generation turf (3G) pitches is also included due to the number of sports such provision can accommodate. This predominately pertains to football but is also relevant to both rugby codes and potentially American football and lacrosse.

In terms of other outdoor sports, the following are included within the scope, as agreed by the Steering Group:

- Archery
- Bowls
- Golf
- Tennis
- Athletics
- Cycling
- Netball

Where a sport has not been included, this is because its presence has not been evidenced. However, that is not to say that the sports are not played informally, or that localised demand does not exist.

Sport England's PPS guidance applies to football, rugby union, rugby league cricket and hockey as well as the other grass pitch sports identified. ANOG guidance applies to the remaining 'non-pitch' sports.

1.2: Gather information and views on supply of and demand for provision (Stage B)

A clear picture of the supply of and demand for playing pitches and outdoor sport facilities in Cheshire East is required to enable an accurate assessment of quantity, quality and usage. This has been achieved through site assessments and consultation with key stakeholders.

Gather supply information and views – an audit of provision

Quantity

Where known, all outdoor sports facilities are included within the PPOSS, irrespective of ownership, management and use. Sites were initially identified using Cheshire East's previous PPS and Sport England's Active Places web-based database, with the Council and NGBs supporting this process by checking and updating this initial data as well as by supplying their own affiliation data and booking information.

For each site, the following details are recorded in the project database:

- Site name, address (including postcode) and location
- Ownership and management type
- Security of tenure
- Community availability
- Total number, type and quality of provision
- Usage levels.

For playing pitch sports, Sport England's guidance uses the following definitions of a playing pitch and playing field. These definitions are set out by the Government in the 2021 'Town and Country Planning (Development Management Procedure) Order'.

- **Playing pitch** – a delineated area which is used for association football, rugby, cricket, hockey, lacrosse, rounders, baseball, softball, American football, Australian football, Gaelic football, shinty, hurling, polo or cycle polo.
- **Playing field** – the whole of a site that encompasses at least one playing pitch.

Although the statutory definition of a playing field sets out a minimum size, the PPOSS takes account of smaller sized pitches that contribute to the supply side. For example, a site containing a mini 5v5 football pitch is included despite it potentially being smaller than 0.2ha. The study counts individual grass pitches (as a delineated area) as the basic unit of supply, with the definition of a playing pitch also including artificial grass pitches (AGPs).

As far as possible, this report aims to capture all playing pitches and relevant outdoor sport facilities within Cheshire East; however, there may be instances that have led to omissions, such as unused school sites where access was not possible (although facilities at sites not accessed are still included where provision is identified via other sources e.g., affiliation data or club/league consultation). Where provision is not recorded within the report, it is still considered to exist for planning purposes and will continue to do so. Furthermore, any exclusion does not mean that the provision is not required from a supply and demand point of view.

Accessibility

Not all outdoor sports facilities offer the same level of access to the community, with ownership and accessibility often influencing actual availability. As such, each site included in the PPOSS is assigned a level of community use as follows:

- **Community use** - facilities in public, voluntary, private or commercial ownership or management (including education sites) recorded as being available for hire and currently in use by teams/members/individuals (depending on the sport).

- **Available but unused** - facilities that are available for hire but are not currently used externally; this most often applies to school sites but can also apply to sites which are expensive to hire or particularly poor quality.
- **No community use** - facilities which are, as a matter of policy or practice, unavailable for external hire. This includes professional club pitches along with some semi-professional club pitches where play is restricted to the first or second team of the host club.
- **Disused** – any sites where facilities were once provided but are no longer in place, yet they remain undeveloped and could therefore be brought back into use.

In addition, there should be a good degree of certainty that provision will be available to the community for at least the following three years. If this is not the case, the provision is still included within the assessment but is noted as having unsecure tenure. A judgement is made based on the information gathered and a record of secured or unsecured community use is put against each site.

Quality

The capacity of provision to regularly provide for competitive play, training and other activity is most often determined by quality. As a minimum, the quality and therefore the capacity of provision affects the playing experience and people's enjoyment of a sport. In extreme circumstances, it can result in a facility being unable to cater for all or certain types of play during peak and off-peak times.

The quality of all provision identified in the audit and the ancillary facilities supporting them are assessed as part of a PPOSS, regardless of ownership, management and availability. Along with capturing any detail specific to the individual facilities and sites, a quality rating is also recorded within the audit for each pitch/facility. These ratings are then used to help estimate the capacity (aligned to NGB guidance) to accommodate competitive and other play within the supply and demand assessment.
For the purposes of quality assessments, the PPOSS refers to playing facilities and ancillary facilities separately as being of 'good', 'standard' or 'poor' quality. However, some good quality sites may have poor quality elements and vice versa (e.g., a good quality pitch may be serviced by poor quality changing facilities).

Good quality refers to facilities with, for example, good grass cover, even surfaces and that are free from vandalism and litter. For ancillary facilities, it refers to access for disabled people, sufficient provision for referees, juniors/women/girls and appropriate showers, toilets and car parking. Facility age can also have a significant bearing on the overall quality rating.

Standard quality refers to playing provision that has, for example, adequate grass cover, minimal signs of wear and tear and goalposts that may be secure but in need of minor repair. In terms of ancillary facilities, standard quality refers to adequately sized changing rooms, storage provision and the provision of toilets, although some level of improvement/ modernisation may be required.

Poor quality refers to playing provision with, for example, inadequate grass cover, uneven surfaces and waterlogging issues, whilst for ancillary facilities it may relate to changing rooms with no showers (or communal showers), no running water and old, dated interiors. They are often unsuitable for mixed gender use.

To ensure accurate findings, site assessments for each sport are carried out during the playing season for that sport. As such, site assessments for sports played in the winter are generally conducted between November and February, whilst the sports played in the summer are assessed between July and August. This also enables sufficient play to be carried out on the provision before the assessments take place by means of providing an accurate picture regarding the impact of demand.

In addition to undertaking non-technical assessments (using the templates provided within the guidance), users and providers have also been consulted on the quality as well as the Council and relevant NGBs. In some instances, the quality rating has been adjusted to reflect feedback (thus establishing an “agreed quality rating”).
Furthermore, technical assessments have also been provided, where undertaken, such as those carried out by the Grounds Maintenance Association (GMA), which now provides technical assessments across football, rugby union, rugby league and cricket (known as PitchPower reports). PitchPower reports where carried out have informed the quality assessments for the PPOSS to ensure the findings align (unless there is a clear reason for a differential e.g., recent improvements).

Gather demand information and views

Current demand

Presenting an accurate picture of current demand for playing pitches and outdoor sport facilities (i.e., recording how and when provision is used) is important when undertaking a supply and demand assessment. To that end, demand for provision in Cheshire East tends to fall within the following categories:

- Organised competitive play
- Organised training
- Informal play
- Unofficial use

Current and future demand for provision is presented on a sport-by-sport basis within the relevant sections of this report. In addition, unmet, latent, imported and exported demand for provision is also identified within each section (unless no such demand has been identified).

Unmet demand is existing demand that is not getting access to provision. It is usually expressed, for example, when a team is in training but is unable to access a match pitch, or when a club has a waiting list due to a lack of provision, which in turn is hindering the growth of the competition. In comparison, latent demand is defined as the number of additional teams (or members) that could be accommodated if access to a sufficient number of outdoor sports facilities (and ancillary provision) was available.

Exported and imported demand refers to those that are playing outside of their local authority area of choice. This therefore includes Cheshire East-based demand that travels outside of the Borough to access provision (exported demand), as well as demand from nearby authorities that travel into the Borough (imported demand). This can often be linked to capacity and/or quality issues within an authority, although nationally some leagues and competitions operate a central venue system that can necessitate the displacement.

A variety of consultation methods have been used to collate demand information. Firstly, face-to-face consultation (normally via video call) has been carried out with key clubs and leagues from each sport (as identified by the Steering Group).

This enables the collection of detailed demand information and further interrogation of key issues. For all remaining clubs, telephone consultation or an online survey (postal if required) has been utilised.

Key providers and other users of provision have also been contacted, including parish/town councils, schools and further/higher education establishments. This involves face-to-face meetings with secondary schools, colleges and universities and an online survey which was sent to primary schools and special schools.

Future demand

Alongside current demand, it is important for a PPOSS to assess whether the future demand for provision can be met. One method for calculating this is by using Office of National Statistics (ONS) population projections and proposed housing growth to provide an estimate of the likely future demand for relevant facilities. Assumptions can then be made as to whether existing provision can cater for such growth via the use of team/member generation rates. This involves using an existing participation ratio and applying it to predicted growth to help estimate the change in demand for each sport that may arise in the future.

Other information sources used to help identify future demand include:

- Recent trends in the participation.
- The nature of the current and likely future population and their propensity to participate.
- Feedback from clubs on plans to develop additional teams / attract additional members.
- Any local and NGB specific sports development targets e.g., women's and girls' activity.

All future demand projections across the PPOSS for Cheshire East covers the period up until 2030, in line with the Council's Local Plan. The 2021 Census estimated that the population of Cheshire East is 398,800. The Borough continues to have an ageing population. Over the last 10 years, the Census identified that there has been an increase of 25% in people aged 65 years and over, an increase of 3% in people aged 15 to 64 years, and an increase of 5.8% in children aged under 15 years.

1.3: Assess the supply and demand information and views (Stage C)

Supply and demand information gathered is used to assess the adequacy of playing pitch and outdoor sport provision in Cheshire East and to identify key issues, challenges and aspirations. This forms the basis of this report.

Understanding the situation at individual sites

Qualitative ratings are linked to a capacity rating derived from NGB guidance and tailored to suit a local area. For playing pitch sports, the quality and use of each pitch is assessed against recommended capacity to indicate how many match equivalent sessions could be accommodated.

Each pitch is then said to have potential spare capacity, be at capacity, or be overplayed – as follows:

Potential spare capacity: Play is below the level the site could sustain.	
At capacity: Play is at a level the site can sustain.	
Overused: Play exceeds the level the site can sustain.	

Pitches have a limit of how much play they can accommodate over a certain period of time before their quality, and in turn their use, is adversely affected. As the main usage of pitches is likely to be for matches, it is appropriate for the comparable unit to be match equivalent sessions but may for example include training sessions and informal use. One team accessing one whole pitch is considered to use the pitch for 0.5 match equivalent sessions per week based on them playing home and away fixtures on an alternate basis (therefore only requiring access to their home pitch every two weeks).

As a guide, the NGBs for football, cricket, rugby union and hockey have set a standard number of matches that each pitch type should be able to accommodate without adversely affecting its quality. Given how the sports operate, this is per week for football and rugby union, per day for hockey and per season for cricket. It is further detailed in the table below.

Table 1.2: Capacity of playing pitches

Sport	Pitch type	No. of match equivalent sessions		
		Good	Standard	Poor
Football	Adult pitches	3 per week	2 per week	1 per week
	Youth pitches	4 per week	2 per week	1 per week
	Mini pitches	6 per week	4 per week	2 per week
Rugby union	Natural inadequate (D0)	2 per week	1.5 per week	0.5 per week
	Natural adequate (D1)	3 per week	2 per week	1.5 per week
	Pipe drained (D2)	3.25 per week	2.5 per week	1.75 per week
	Pipe and slit drained (D3)	3.5 per week	3 per week	2 per week
Rugby league	Senior pitches	3 per week	2 per week	1 per week
	Junior pitches	3 per week	2 per week	1 per week
	Mini pitches	3 per week	2 per week	1 per week
Cricket	One grass wicket	5 per season	4 per season	0 per season
	One synthetic wicket	60 per season	60 per season	60 per season
Hockey	One AGP	4 matches per day	4 matches per day	0 matches per day

For non-pitch sports, capacity is not linked to the number of matches taking place but rather the number of members (and other users) attracted to a site. For example, for tennis, a sports-lit hard court is said to have capacity for 60 members, whereas a non-lit has court has capacity for 40 members (this varies for grass courts). Other sport specific capacity guidance is detailed within the relevant sections of this report.

Develop the current and future picture of provision

Once capacity is determined on a site-by-site basis, actual spare capacity is calculated on a borough-wide and an area-by-area basis via further interrogation of peak time demand (i.e., the day/time demand is most likely to exist). This then identifies whether there is overall spare capacity or whether there is a shortfall.

Although spare capacity may be identified at some sites and in some areas, it does not necessarily mean that there is surplus provision. For example, spare capacity may not be available when it is needed (actual spare capacity) or a site may be retained in a 'strategic reserve' to enable rotation and to reduce wear and tear. There may also be a need to discount some capacity, for example at poor quality sites that should not be used until they are improved or at unsecure sites where long-term access cannot be guaranteed.

Conversely, where a shortfall of capacity is identified, this does not necessarily mean there is a need for increased provision via new facilities. Instead, it may be possible for deficits to be overcome through better utilisation of the existing stock, such as via quality improvements or through improving community access.

Once current capacity is determined, future capacity can be calculated via incorporating the future demand identified plus any unmet, latent and exported demand.

Identify the key findings and issues

The Assessment Report, which is this document, is drafted and presented on a sport-by-sport basis, with data analysis undertaken on both a Council-wide and sub-area basis. This focuses on reporting research findings, consultation, site audit information and data analysis supported by detailed GIS mapping. It is agreed and 'signed off' prior to moving on to the strategy and action plan development stages.

Each included section (from Part 2 onwards) summarises the local administration of the included sport (or facility type). Each provides a summary of the supply of and demand for provision, with key issues identified and an overall supply and demand analysis undertaken.

1.4: Develop the strategy (Stage D)

The Strategy follows the production of this Assessment Report, once it has been finalised and signed off by the Steering Group. It will feature:

- Headline findings
- An overall vision and associated aims for the PPOSS
- Sport-by-sport recommendations and scenarios
- Strategic recommendations
- A site-by-site and area-by-area action plan
- Housing growth scenarios

Additionally, it will provide detail as to how to deliver the PPOSS and keep it robust and up-to-date (Stage E).

PART 2: FOOTBALL

2.1: Introduction

Cheshire FA is the primary organisation overseeing the development (and some elements of administration) of football in Cheshire East. It is responsible for growing participation, promoting diversity and regulating the sport for everyone to enjoy.

Facility development for football is largely the responsibility of the Football Foundation (FF), which is a charity, linked to and funded by the Premier League, The FA and the Government (via Sport England), that helps communities improve their local football facilities through grant funding. It is committed to improving the experience of playing football for everyone involved in the game. The FF also acts on behalf of The FA as the strategic NGB for football in supporting development of the PPOSS.

This section of the report focuses on the supply and demand for grass football pitches, where formal demand is generally defined through five formats of play and five pitch types, linked to the age of teams and players. Please refer to the table below for more detail relating to this.

Table 2.1: Football grass pitch formats

Format/pitch type	Age range	Recommended pitch size (metres)	Recommended pitch size including runoff (metres)
Adult	U17s+	100 x 64	106 x 70
Youth 11v11	U15s-U16s	91 x 55	97 x 61
	U13s-U14s	82 x 50	88 x 56
Youth 9v9	U11s-U12s	73 x 46	79 x 52
Mini 7v7	U9s-U10s	55 x 37	61 x 43
Mini 5v5	U7s-U8s	37 x 27	43 x 33

Part 3 of this report captures supply and demand for third generation pitches (3G pitches), which is the preferred artificial surface type for football.

Local Football Facility Plans (LFFPs)

To support in delivery of both the current and superseding FA National Games Strategy, the FA commissioned a nationwide consultancy project. As part of this, an LFFP has been produced for every local authority across England, with each plan being unique to its area as well as being diverse in its representation.

The LFFP is strategically aligned to the National Football Facilities Strategy (NFFS); a 10-year plan to change the landscape of football facilities in England. The NFFS represents a major funding commitment from the national funding partners (The FA, Premier League and Department for Culture, Media and Sport (DCMS)) and is delivered through the FF to inform and direct an estimated one billion pounds of investment into facilities.

Each LFFP builds upon PPS/PPOSS findings (where present and current) regarding the formal and affiliated game as well as including strategic priorities for investment across small-sided football (including recreational and indoor activity). The LFFP also incorporates consultation with groups outside of formal football, as well as under-represented communities. This includes those which may be key partners with regards to using football for behavioural change, plus groups which may be key drivers of FA priorities around participation in the likes of women and girls' football, disability football and futsal.

The LFFP for Cheshire East was produced in 2019. As it is a 'live' document it should be updated following the completion of this study as an up-to-date supply and demand assessment may present findings and recommendations that need to be incorporated for investment purposes. LFFPs identify key projects to be delivered and act as an investment portfolio for projects that require potential funding through the FF.

Notwithstanding the above, it is important to recognise that the LFFP is an investment portfolio of priority projects for potential investment; it is not a detailed supply and demand analysis of all pitch provision in a local area. Consequently, it cannot be used in place of a PPOSS and is not an accepted evidence base for site change of use or disposal. A LFFP does, however, build on available/existing local evidence and strategic plans.

Consultation

A total of 81 football clubs play in Cheshire East (2022/2023 season), with 56 responding to consultation requests. This equates to a club response rate of 69% and a team response rate of 87%. Most clubs that have not responded are small clubs fielding just one or two teams, with only Bollington United FC and Ruskin Park FC having more than this.

Key clubs consulted as part of the study include:

- Cheshire Blades FC
- Crewe Alexandra FC
- Holmes Chapel Hurricanes FC
- Macclesfield FC
- Nantwich Town FC
- Richmond Rovers FC
- Vale Juniors FC
- Crewe FC
- Egerton FC
- Knutsford FC
- Middlewich Town FC
- Sandbach United FC
- Wilmslow Sports Community FC

In addition, consultation was also undertaken with Crewe Regional Sunday League and South Cheshire Youth League.

2.2: Supply

The audit identifies 310 grass football pitches within Cheshire East across 172 sites. Of the pitches, 250 are available for community use across 136 sites, as presented in the table below. Most unavailable pitches are located within schools.

Table 2.2: Summary of grass football pitches available to the community

Analysis area	Sub area	Number of pitches					
		Adult	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5	Total
North	Knutsford	10	6	4	1	1	**22**
	Macclesfield	1	21	7	8	5	**42**
	Poynton	4	5	2	1	3	**15**
	Wilmslow	7	5	3	7	5	**27**
							105
Central	Alsager	3	6	3	2	1	**15**
	Congleton	5	7	3	6	5	**26**
	Holmes Chapel	1	5	4	2	-	**12**
	Middlewich	1	4	3	1	-	**9**
	Sandbach	2	8	2	1	-	**13**
							75

Analysis area	Sub analysis areas	No. of pitches					
		Adult	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5	Total
South	Crewe	13	12	5	4	4	**38**
	Nantwich	10	8	2	7	5	**32**
							70
	Cheshire East	**57**	**86**	**38**	**40**	**29**	**250**
	2021 PPS Study	**85**	**44**	**53**	**66**	**29**	**277**

The North Analysis Area provides the largest number of pitches with 105, with most of these found in Macclesfield (42 pitches). There are then 76 pitches in the Central Analysis Area and 71 in the South Analysis Area.

The largest number of pitches are identified as youth 11v11 (34%), followed by adult pitches (23%). The fewest number of pitches are mini 5v5 size (12%), although this is likely to be a consequence of many mini football matches across Cheshire East being played on 3G provision.

Changes since the previous study

Overall, since the previous study in 2021, the total number of community available pitches has decreased from 277 to 250 available currently (a 10% decrease). This is predominately a consequence of fewer pitches being marked out and provided at school sites, although the stock of pitches across Council sites also marginally reduced.

Schools that previously marked out pitches but no longer do so include:

- Bunbury Aldersey Primary School (CW6 9NR)
- Elworth Hall Primary School (CW11 1TE)
- Goostrey Primary School (CW4 8PE)
- Monks Coppenhall Primary School (CW1 4LY)
- Smallwood Primary School (CW11 2UR)
- St Alban's Catholic Primary (SK10 3HJ)
- St Mary's Primary (Middlewich) (CW10 9BS)
- St Odwald's Worleston Primary (CW5 6DP)
- Sound & District Primary School (CW5 8AE)
- St Gabriel's Catholic Primary (ST7 2PG)
- St Michael's Community Academy (CW1 3SL)
- The Dingle Primary (CW1 5SD)
- Warmingham Primary School (CW11 3QL)
- Weston Village Primary School (CW2 5LZ)
- Woodcocks Well CE Primary (ST7 3NQ)

In addition, the following sites are known to have previously contained more football pitches than they currently do:

- Back Lane
- Bollington (Atax)
- Disley Amalgamated Sports Club
- Holmes Chapel Leisure Centre
- Lacey Green Pavilion
- Weston Playing Field
- Barony Sports Complex
- Bunbury Playing Field
- Haslington Playing Fields
- King George V Playing Fields
- Tytherington High School
- Wrenbury Recreation Ground

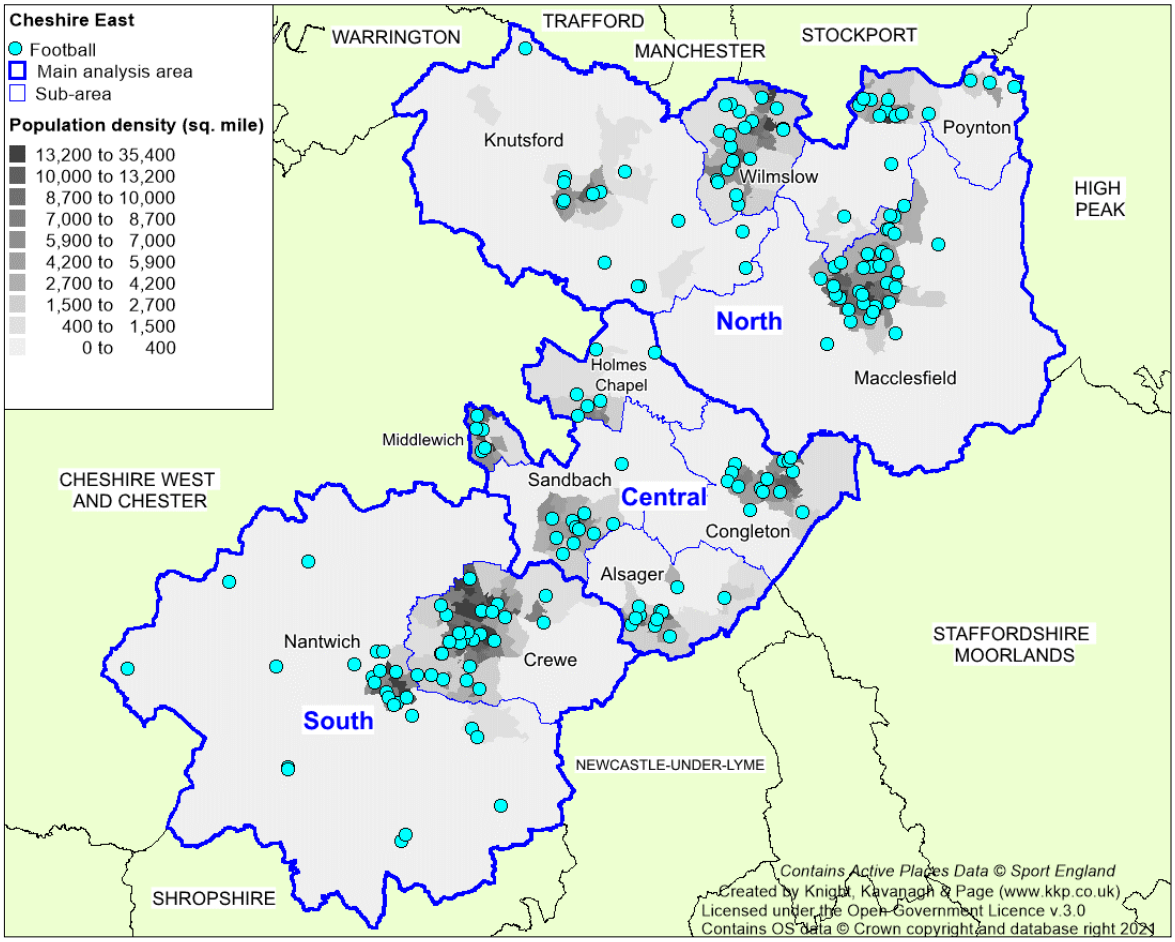
Notwithstanding the above, it must be referenced that for the Council sites included above, the pitch layout changes season-to-season based on the demand received, rather than an intentional loss of provision. There is no reduction in the area of playing field provided or to the maintenance regime undertaken.

At Back Lane and King George V Playing Fields, youth 9v9 provision can be accommodated if required, or an additional adult pitch, whereas Weston Playing Field had one pitch last season and three the season before, prior to no demand being received (an adult pitch is still available on request). Demand at Haslington Playing Fields has reduced from two adult pitches to one, with this enabling the remaining pitch to be relocated away from wetter areas of the site.

Lacey Green Pavilion has more pitches marked out this season when compared to recent years. A youth pitch was however removed the site a few years back from the bottom of the site dues to waterlogging.

Figure 2.1 below identifies all grass football pitches currently servicing Cheshire East. For a key to the map, see Table 2.17.

Figure 2.1: Location of all football pitches in Cheshire East



Disused provision

Overall, there are seven sites identified as disused that previously provided football pitches in Cheshire East. These are as follows:

- Brooke Dean Community College (SK9 3QN) – last marked out circa 2005.
- Brook House Playing Field (CW2 6NA) – last marked out circa 2003.
- Cranage Hall (CW4 8EW) – last marked out circa 2010.
- Lanark Walk (SK10 3ES) – last marked out circa 2015.
- Nantwich Town Football Club – replaced by full size stadia 3G pitch circa 2023.
- Sandwich Drive (SK10 2UD) – last marked out circa 2021.
- St Barnabas C of E Primary School (SK11 7QA) – last marked out circa 2004.

In addition, there are several sites that are still in use recreationally that previously provided formal football pitches but no longer do so. Sport England would not classify these sites as disused as they are still being accessed, although they are no longer marked out for affiliated football. The sites are:

- Cedar Avenue (ST7 2QP)
- Cumberland Arena – Razzer (CW1 3BD)
- Hassall Road – (CW11 4HN)
- Hazelbadge Road Playing Field (SK12 1HE)
- Mclaren Street Playing Field (CW1 3SP)
- Peover Playing Fields (WA16 8TU)
- Portland Drive (ST7 3BS)
- Wheelock Playing Field (CW11 4RD)

Several still active primary schools also previously provided pitches but no longer do so.

The lack of use at disused sites should not be seen as necessarily indicating an absence of need for playing pitches in the locality. Such land can retain the potential to provide playing pitches to meet current or future needs. Furthermore, with respect to disused playing fields, it should be emphasised that the lawful planning use is still that of a playing field until such time as there is a formal change of use or development occurs.

Potential future provision

The Poynton Mitigation Strategy[2] completed in 2021 identifies that football pitches should be established at Land North of Glastonbury Drive. The recommendation is to provide three adult pitches (or two adult pitches and one youth 11v11 pitch), one youth 9v9 pitch, one mini 7v7 pitch and two mini 5v5 pitches to offset the loss of one adult pitch at Poynton Sports Club and two youth pitches at Former Vernon Infants School. It is also identified that quality should improve at Poynton High School.

A new housing development under construction at the Crown Estates site in Knutsford (land North of Northwich Road) consisting of 190 dwellings will include the provision of a grass youth 11v11 football pitch.

Planning permission has been granted for the development of a new mini 5v5 pitch at Holmes Chapel Leisure Centre, linked to new classroom development. This will be secured via a community use agreement, with Holmes Chapel Hurricanes FC a signatory.

[2] Poynton Mitigation Strategy

Egerton Youth Club had plans to develop an additional four adult pitches on land adjacent to its current site; however, the landowner has a planning proposal for a residential led scheme (making the space unavailable for playing pitches (18/3672M)). The Club has leasehold of the land.

A grass adult pitch has been included as part of outline plans to create a Garden Village in Handforth, although further work is ongoing regarding what provision is required.

Discussions are ongoing regarding a planned youth 11v11 football pitch at Alderley Park (Astra Zeneca) for this to essentially be moved to Macclesfield Leisure Centre (utilising the centre of the athletics track at the site), together with a smaller size 3G pitch. Pre-application advice has been sought from Sport England.

A planning application has been submitted at Fermain Academy. The plan is replace the football pitch with a new youth centre, including a pavilion, recreational sports area, MUGA and gardening area as well as associated car parking.

Cheshire East has received funding for a series of pilot projects for ground source heat pumps, including at five primary schools. Planning applications relating to this are live and the proposed bore holes will temporarily impact on playing fields, although none thus far identified receive community use.

Management

Of the 250 community available pitches in Cheshire East, most are operated by education providers, with this covering 130 accessible pitches (52%). There are then 85 pitches (34%) managed by the Council (including parish/town councils) or its leisure provider, Everybody Health & Leisure. Of the remaining pitches, 32 (13%) operated by clubs, with the remaining three (1%) managed privately at Nuffield Health and by a community organisation at Joey the Swan Playing Fields.

Table 2.3: Summary of pitch management (community available pitches)

Number of pitches			
Education	**Council**	**Clubs**	**Other**
130	85	32	3

Security of tenure

Tenure of sites in Cheshire East is generally secure, i.e., through a long-term lease or a guarantee that pitches will continue to be provided over the next three years. An exception to this is found at schools and academies that state their own policies and are more likely to restrict levels of community use. In total, 34 educational providers do not allow community use of some or all their pitches and this includes schools that have a large number of pitches such as Poynton High School (five pitches) and Wilmslow High School (six pitches).

The reasons for not allowing community use vary. The most common example is that schools want to protect pitches for curricular and extra-curricular purposes due to existing quality issues, including the aforementioned Poynton High School and Wilmslow High School. Other reasons include staffing issues, health and safety issues and a perceived lack of profitability.

Moreover, many schools that do provide community availability do so without providing security of tenure, meaning they can stop the external use at any point devoid of any warning. To prevent this happening, it is recommended that club users enter community use agreements with the schools that they access. Nationally, some local authorities have a policy requirement for community use agreements where development proposals affect playing fields, which is therefore something Cheshire East could look to implement moving forward.

In total, 30 teams across Cheshire East currently play regular home matches at unsecure sites, which equates to just under 4% of demand. However, this includes Knutsford FC following the expiration of its lease agreement via Tatton Estates at Manchester Road. The Club has an aspiration for a new long-term arrangement and is also exploring options to enable it to develop additional pitch provision.

Whilst no other clubs report any major issues, some do state a desire to acquire land through an asset transfer and on a long-term lease. This particularly applies to the following:

- Crewe FC
- Holmes Chapel Hurricanes FC
- Vale Juniors FC

Crewe FC has explored many different sites and now is pursuing an asset transfer agreement for a parcel of land at King George V Playing Fields. Relating to this, the Council is progressing with a tender to select a football development partner for the site, with this scheduled to be released in early 2024.

Holmes Chapel Hurricanes FC is interested in taking over the management of Cranage Playing Field, which it currently accesses as its primary venue. However, the Club now also uses Sutton Lane Playing Fields as a secondary venue and is reportedly interested in increasing such access.

Vale Juniors FC did not identify a potential site. However, it states that it is seeking to source a ground to build new grass football pitches, 3G provision and a clubhouse.

In order to attract external funding, clubs and sites generally need long-term security of tenure. As an example, this is a requirement for FF investment (freehold or a lease of 21+ years is needed for funding over £100,000).

Pitch quality

The quality of football pitches across Cheshire East has been assessed via a combination of site visits (using non-technical assessments as determined by the FA), PitchPower reports (see below), and user consultation to reach and apply an agreed rating on a scale of good, standard and poor. For the full site assessment criteria, please see Appendix 2.

Pitch quality primarily influences the carrying capacity of a site; often pitches lack the drainage and maintenance necessary. Pitches that receive little to no ongoing repair or post-season remedial work are likely to be assessed as poor, therefore limiting the number of games they can accommodate each week without it having a detrimental effect on quality. In contrast, well maintained pitches are likely to be of a higher standard and capable of taking a number of matches without a significant reduction in surface quality.

The table below summarises the quality of community available pitches in Cheshire East. As seen, most pitches are assessed as standard quality, with 165 (66%) being rated as such. Of the remaining pitches, 24 (10%) community available pitches assessed as good quality and 61 (24%) are assessed as poor.

Table 2.4: Pitch quality assessments (community use pitches)

Pitch type	Good	Standard	Poor
Adult	14	28	15
Youth 11v11	6	59	21
Youth 9v9	3	33	2
Mini 7v7	1	29	10
Mini 5v5	-	17	12
Total	**24**	**165**	**61**

The good quality pitches are located at:

- Booth Street Stadium (Congleton Town Football Club)
- Cheshire College South & West
- Cumberland Arena
- Egerton Youth Club
- Manchester Road (Knutsford Football Club)
- Mary Dendy Playing Fields
- Poynton Sports Club
- Reaseheath College
- Sandbach Community Football Club
- Wood Park Stadium (Alsager Town Football Club)

Crewe Alexandra Football Club and Reaseheath Training Complex also offer good quality pitches; however, they are not available for community use due to being reserved for access by professional club Crewe Alexandra FC.

In contrast, 61 community available pitches located across 43 sites are assessed as poor quality. In the main, these pitches show significant signs of wear and tear, with many also having waterlogging problems. The majority are operated by the Council (23 pitches) or schools (37 pitches).

Although many Council-operated pitches are assessed as poor quality, most are assessed as standard quality when considering the maintenance regime undertaken (by ANSA) and following recent investment. This is the case at sites such as at Back Lane, Congleton Road Tytherington Pitches (Rugby Drive) and Jim Evison Playing Fields, although some key sites such Sutton Lane Playing Fields remain poor quality.

Several feasibility studies have also been undertaken in recent years to identify improvements that are required at other venues, with these incorporating sites such as New Town Playing Fields, Carnival Fields, Chorley Hall and Victoria Park. At Chorley Hall, the pitch has been closed recently due to its worsening condition, with waterlogging issues identified due to an ongoing issue with outflow from the site.

Linked to the above, for pitches operated by the Council that have been involved in the Pitch Improvement Programme (see further detail below), maintenance has been enhanced. It consists of weekly mowing and fortnightly line marking, whilst further grooming takes place 10 times during the season in addition to a deep slit once a year, a deep spike once a year and raking twice a year. During the closed season, the pitches are top-dressed, seeded and fertilised, whilst weedkilling also takes place if and where required.

For the remaining pitches operated by the Council, mowing takes place on a fortnightly basis, raking occurs once rather than twice and although some additional grooming takes place, there is no fertilisation or weedkilling. Everything else follows the same approach (e.g., line marking, top-dressing and seeding).

For a full breakdown of quality ratings at each site, please refer to Table 2.17.

Changes since the previous study

Since the previous study was completed in 2021, overall quality has remained relatively unchanged, with improvements at some sites offset by deterioration at others. There are now, however, a slightly lower proportion of poor quality and a slightly higher proportion of good quality pitches.

In connection with the above, 22% of responding clubs report an improvement in their home pitches' quality in recent seasons, whilst 18% report that conditions have worsened (the remainder report no change).

Pitch improvement

The FA has a Pitch Improvement Programme aimed at improving the standard of grass pitches across the Country. For provision included in the programme, clubs can utilise the services of the FF's PitchPower web app to carry out a free on-site assessment of their pitches. This then provides the Grounds Management Association (GMA) with the detail needed to create a personalised, informative report to advise on how improvements can be made. Clubs then receive bespoke advice and support to help with any future actions, funding applications and equipment, with clubs getting access to discounted rates for machinery and consumables through local partnerships.

The web app is open to access by all providers, including clubs, schools and local authorities. Following a PitchPower report, organisations can work towards the recommended dedicated maintenance regime identified to improve the quality of their pitches. Applicants are also required to submit a PitchPower assessment for each of their pitches as a condition of any grant funding application for FF grass pitch investment, such as the Grass Pitch Maintenance Fund (detailed later in this section).

PitchPower is less restricted by the seasonal window of in-season play than the non-technical assessments within the PPS guidance, instead being able to be undertaken within a 10-month period, with assessments completed and submitted within one of three windows: September - October, November – March or April – June. Organisations must carry out two assessments a year, with at least one in the November – March window.

As well as the completion of other supporting information such as detail of volunteer training and what maintenance equipment is available, the assessment requires the taking of images and a single soil sample at each assessment site. There are three assessment sites for adult and youth pitches at each goal area and the centre circle, whilst for mini pitches there are two sites at the centre circle and one goal area.

The PitchPower assessments use a new five step Performance Quality Standard (PQS) rating system developed by the GMA, with the FF and Sport England agreeing alignment with the capacity guidance within the existing PPS Guidance. This alignment is shown in the table below.

Table 2.5: Agreed equivalent PPOSS quality rating for PQS ratings

PQS Rating	PPPOS Quality Rating
Poor	Poor
Basic	Standard
Good	Good
Advanced	
High	

In Cheshire East, the following sites have received PitchPower reports (up to July 2023):

- Alsager Sports Hub
- Bollington Cross Playing Fields
- Eaton Bank Academy
- Eric Swan Sports Ground
- Jim Evison Playing Fields
- Manchester Road (Knutsford Football Club)
- Middlewich Town Football Club
- Oakwood Farm
- Sandbach Community Football Club
- Styal Playing Fields
- Back Lane
- Daven Primary School
- Egerton Youth Club
- Jasmine Park
- King George V Playing Fields
- Mary Dendy Playing Fields
- Poynton Sports Club
- Sandbach School
- Sutton Lane Playing Fields
- Wood Park

These have been accounted for within the PPOSS quality ratings to ensure the findings align, unless there is a clear reason for a difference (e.g., quality alterations since the PitchPower assessments took place).

In addition to PitchPower, the FA has a general pitch improvement strategy, in partnership with the GMA. As part of this, it has a Pitch Advisory Service that can be utilised by eligible organisations (e.g., clubs, league, parish/town council, schools and community/charitable organisations) with the aim of improving knowledge, skills and therefore the quality of pitches. The key principles behind the service are to provide clubs with advice and practical solutions in a range of areas, with the simple aim of improving playing surfaces. This is designed to help clubs on sites that they themselves manage and maintain but can also be used to advise local authority-maintained sites.

Football Foundation Grass Pitch Maintenance Fund

With quality of grass pitches becoming one of the biggest influences on participation in football, the FA has made it a priority to work towards improving quality of grass pitches across the country. This has resulted in the creation of the Grass Pitch Maintenance Fund (GPMF). As part of this, grass pitches identified as having quality issues undergo a pitch inspection from a member of the GMA (formerly Institute of Groundsmanship).

The GPMF can be utilised by grassroots football clubs, leagues and other eligible, organisations with the simple aim of improving the quality of grass pitches. The key principles behind the service are to provide members of the programme with advice/practical solutions via a PitchPower site assessment and subsequent Grass Pitch Assessment Report which will also identify the key enhanced maintenance works required along with machinery requirements.

Following a report, clubs can work towards the recommended dedicated maintenance regime identified to improve the quality of their pitches. Once a PitchPower grass pitch assessment report has been produced for the site, eligible organisations can then apply for grant funding support through the Football Foundation Grass Pitch Maintenance Fund, a fund offering six-year tapered grants to help enhance or sustain the quality of their grass pitches. The fund is a key part of the Football Foundation's Grass Pitch Improvement Programme - an ambition to deliver 20,000 good quality grass pitches by 2030. If a site is categorised as 'poor' or 'basic' then clubs can apply for funding to enhance pitch quality, whilst clubs with good quality pitches can also apply for a lower level of funding to sustain quality.

All applicants must have the required security of tenure and have received a PitchPower Pitch Assessment Report, with the fund currently open to football clubs (excluding pitches used for National League System play), leagues, County FAs, community organisations and charities. In 2023 the fund has now been opened up to education organisations and town/parish councils as eligible applicants. Local authorities are not currently eligible applicants, however, eligible organisations using local authority sites can apply provided they have permission of the landowner via service level agreement.

The following sites have received funding from the GPMF:

- Bollington (Atax)
- Egerton Youth Club
- Eric Swan Sports Ground
- Jasmine Park
- Middlewich Town Football Club
- Poynton Sports Club
- Sandbach Community Football Centre
- Styal Playing Fields
- Upcast Lane

Wilmslow Albion FC is also in the process of applying for the GPMF and is awaiting landlord permission, which entails a formal process within the Council.

Over marked pitches

Over marking of pitches can cause notable damage to the surface quality and lead to overuse beyond recommended capacity. In some cases, mini or youth pitches may be marked onto adult pitches or mini matches may be played widthways across adult or youth pitches. This can lead to targeted areas of surface damage due to a large amount of play focused on high traffic areas, particularly the middle third of the pitch.

Over marking of pitches not only influences available capacity, but it may also cause logistical issues regarding kick off times; for example, when two teams of differing age formats are due to play at the same site at the same time.

Overall, 31 pitches are overmarked across 20 sites. Sites which contain pitch over markings are identified in the table overleaf.

Table 2.6: Sites containing over marked pitches

Site ID	Site	Comments
5	Alsager Leisure Centre	One youth 11v11 pitch is over marked by one youth 9v9 pitch.
34	Congleton High School	Two adult pitches over marked by two youth 9v9 pitches and two youth 11v11 pitches over marked by mini 5v5 pitches.
42	Disley Amalgamated Sports Club	Youth 9v9 pitch is a dual use lacrosse pitch.
44	Egerton Youth Club	Three youth 11v11 pitches both over marked by mini 7v7 pitches.
58	Holmes Leisure Centre	One adult pitch is a dual use rugby union pitch.
63	Kerridge Cricket Club	One youth 9v9 pitch and one mini 7v7 pitch over mark a cricket outfield.
69	Lacey Green Pavilion	Two mini pitches marked out within youth provision.
75	Malbank School & Sixth Form College	One adult pitch that is a dual use rugby union pitch.
80	Mary Dendy Playing Fields	Youth pitches are marked within the adult provision as and when required.
107	Sandbach Community Football Centre	Two adult pitches are both over marked by mini 7v7 pitches.
110	Sandbach School (Boys)	One adult pitch is a dual use rugby union pitch.
113	Sir William Stanier School	One adult pitch that is a dual use rugby union pitch.
114	Cheshire College South & West	One adult pitch that is also used for American football.
119	St Thomas More Catholic High School	One adult pitch that is a dual use rugby union pitch.
129	The Oaks Academy	One youth 9v9 pitch that is over marked by one mini 5v5 pitch.
130	The Peacock Sports Ground	Two youth 11v11 pitches are both over marked by a mini 7v7 pitch.
132	Tytherington Pitches (Rugby Drive)	One youth 11v11 pitch that is over marked by two mini (7v7 and 5v5) pitches.
136	Weston Playing Field	Youth pitch marked within adult pitch.
141	Wilmslow High School	One adult pitch and one youth 11v11 pitch, both of which are over marked by youth 9v9 pitches.
248	Jasmine Park	One youth 11v11 pitch that is over marked by two mini 5v5 pitches.

Ancillary facilities

As with pitches, the quality of ancillary facilities servicing football sites across Cheshire East has been assessed on the basis of identifying good, standard and poor quality provision. To that end, ancillary facility ratings are primarily influenced by the type and quality of amenities which are available on a site, such as a clubhouse, changing rooms, car parking and boundary fencing (the full site assessment criteria is shown in Appendix 2).

The assessment concluded that 91 community available pitches in Cheshire East are not serviced by accessible changing accommodation. The majority of these are found at school sites that do have on-site changing rooms but do not allow for community use of them, although some council sites are also without provision. A lack of changing facilities can cause issues, particularly for adult football and women's and girls' football, where adequate provision can be a league requirement.

Of community available pitches that are serviced by changing provision, 25 are serviced by good quality facilities, 83 by standard quality facilities and 52 by poor quality facilities. Most assessed as good quality are located at sports club sites, such as Sandbach Community Football Centre, although council provision at Alsager Sports Hub is also assessed as good quality following recent developments.

In contrast, the facilities at the following sites receive a poor rating:

- Bunbury Playing Fields
- Deva Close
- Knutsford Football Club (Manchester Road)
- Poynton Sports Club
- Upcast Lane
- Wrenbury Recreation Ground
- Congleton Road
- Goodwill Hall Playing Fields
- Oakwood Farm
- Sutton Lane Playing Field
- Wood Park

The facilities at Deva Close and Sutton Lane Playing Field are currently closed due to the condition of the buildings on site. Wilmslow Albion FC identifies that the provision at Oakwood Farm requires modernisation.

In addition to the above, although assessed as standard quality, the changing facilities servicing Barony Sports Complex and King George V Playing Fields are also identified as needing improvement. This is due to the key nature of the sites and because the existing facilities are relatively small and basic.

Out of all clubs that responded to consultation requests, 19% report they have access to good quality clubhouse and/or changing provision at their respective home venues, whilst standard quality facilities are accessed by 25% of clubs and 37% access poor quality facilities. The remaining 19% report that they are without such ancillary provision.

Tytherington High School has submitted a planning application for the development of a new sports pavilion (including associated car parking).

Away from clubhouse provision, 33% of responding clubs report that they have inadequate car parking facilities on match days.

National League system

The football pyramid is a series of interconnected leagues for adult men's football clubs in England. It is known as the National League System (NLS) and begins below the football league (the National League) and comprises of six steps, with various leagues at each level and more leagues lower down the pyramid than at the top. These are then supported by regional feeder leagues, which were previously at Step 7 of the pyramid but are now not included.

The system has a hierarchical format with promotion and relegation between the levels, allowing even the smallest club the theoretical possibility of rising to the top. Clubs within the step system must adhere to ground requirements set out by the FA. The higher the level of football being played the higher the requirements.

Clubs playing within the NLS must adhere to Stadium Accreditation requirements set out by the FA and the Premier League for the 2023/24 season. The higher the level of football being played the higher the requirements. Clubs cannot progress into the league above if the ground grading requirements do not meet the correct specifications. Stadium Accreditation assesses grounds from Grade 1 to 7, which aligns with Step 1 clubs down to Step 6 clubs making the transition from Regional Feeder League.[3]

In Cheshire East, Crewe Alexandra FC is a professional club that plays above the NLS in the English Football League (League Two). A further four teams then play within the system, whilst five play in regional feeder leagues. This is summarised in the table below.

Table 2.7: Summary of teams playing within the NLS

Team	League	Level
Macclesfield Town FC	Northern Premier League	Step 3
Nantwich Town FC	Northern Premier League West	Step 4
Congleton Town FC	Midland League Premier Division	Step 5
Alsager Town FC	North West Counties Football League – Division One South	Step 6
Sandbach United FC		
Altrincham FC (reserves)	Cheshire Football League – Premier Division	Regional feeder league
Congleton Town FC (reserves)		
Crewe FC		
Egerton FC		
Middlewich Town FC		

All clubs are currently able to meet their league requirements, although improvements may be needed in some instances for clubs to progress. For example, Crewe FC would be required to install turnstiles and a seated area, which is not possible at its current site (Cumberland Arena) due to its operating model. This is a principal reason for the Club wanting to acquire its own provision at King George V Playing Fields.

In a similar vein, Alsager Town FC aspires to build a new stand at Wood Park that would contain changing rooms, a bar, a kitchen and a social area. However, these plans have stagnated recently.

Knutsford FC has a development plan in place that states an aim to improve, expand and develop its current site (Manchester Road), with the primary aim being to meet Step 5 Stadium Accreditation criteria. Included within this are plans to erect sports lighting and a 100-seater stand as well as plans to improve the changing rooms, build a new clubhouse and storage facilities, provide new dugouts and to extend the car park. However, as previously noted, it is currently without security of tenure.

[3] https://premierleaguestadiumfund.co.uk/stadium-accreditation-programme

Women's National League System

Correspondingly there is a Women's National League System (WNLS) similar to the adult men's which provides structure to the women's game. This ranges from Tier 1 to Tier 6 with each Tier requiring differing Stadium Accreditation requirements.

Although women's clubs still require to meet ground requirements set out by the FA these differ from the men's National League System. Ratings range from grade A to C each with differing minimum requirements. Tier 1 and 2 in the Women's National League System is akin to Tier 3 and four of the men's National League System, although not exactly the same. The system is also hierarchical format with promotion and relegation between the levels, allowing even the smallest club the theoretical possibility of rising to the top of the system.

In Cheshire East, Crewe Alexandra Ladies FC plays in the North West Women's Regional League Premier Division, which is at the fifth tier of the WNLS.

In addition, the following clubs have teams playing at Tier 6, 7 or 8:

- Altrincham FC
- Egerton FC
- Nantwich Town FC
- Congleton Town FC
- Macclesfield FC
- Sandbach United FC

See the table below for a full summary.

Table 2.8: Summary of teams playing within the Women's National League System

Team	League	Level
Crewe Alexandra Ladies FC	North West Women's Regional League - Premier Division	Tier 5
Altrincham FC Women	North West Women's Regional League – Division One South	Tier 6
Macclesfield FC Women	Cheshire Women's & Youth Football League – Premier Division	Tier 7
Nantwich Town Ladies		
Congleton Town Ladies		
Sandbach United Ladies	Cheshire Women's & Youth Football League – Division One	Tier 8
Egerton FC Women		

2.3: Demand

Through the audit and assessment, a total of 776 teams across 82 clubs are identified as playing regular, competitive matches within Cheshire East. This consists of 136 senior men's, 24 senior women's, 332 youth boys', 60 youth girls' and 224 mini soccer teams (including any designated girls only mini teams).

There are more youth 11v11 teams (30%) when compared to other formats of play, with mini 5v5 teams (11%) being the least represented. This is further summarised in the table below.

Table 2.9: Summary of competitive teams currently playing in Cheshire East

Analysis area	Sub analysis areas	No. of teams					
		Adult	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5	Total
North	Knutsford	18	22	14	17	11	**82**
	Macclesfield	29	43	36	40	26	**174**
	Poynton	8	7	4	6	2	**27**
	Wilmslow	9	19	15	8	-	**51**
							334
Central	Alsager	6	9	3	-	1	**19**
	Congleton	19	20	16	11	6	**72**
	Holmes Chapel	6	15	5	6	2	**34**
	Middlewich	3	9	11	4	2	**29**
	Sandbach	18	28	12	8	4	**70**
							224
South	Crewe	24	38	31	29	27	**149**
	Nantwich	20	21	14	8	6	**69**
							218
	Cheshire East	**160**	**231**	**161**	**137**	**87**	**776**
	2021 PPS Study	**129**	**223**	**128**	**120**	**92**	**692**

Included within the above figures are teams from Richmond Rovers FC, which has recently expanded following a merger with Poynton Juniors FC and 8by8 FC. The Club now fields a total of 98 teams across both Cheshire East and Stockport.

There are 334 teams within the North Analysis Area, 224 within the Central Analysis Area and 218 within the South Analysis Area. By sub area, the Macclesfield Analysis Area has the highest number of teams with 174, whilst the Alsager Analysis Area has the fewest with 19. This is reflective of the supply of pitches.

Notwithstanding the above, it should be noted that the large number of mini teams playing in Crewe (29 mini 7v7 teams and 27 mini 5v5 teams) can be linked to the Alexandra Soccer League using the Alexandra Soccer Centre as a central venue. This not only results in all Crewe-based mini teams using the site, but also mini teams from nearby areas such as Nantwich as the League is one of the only mini soccer options servicing this part of Cheshire East. This also explains the minimal number of mini teams playing within Nantwich (eight mini 7v7 and six mini 5v5).

The South Cheshire Youth League also uses a central venue system for mini and youth 9v9 football. The most prominent sites used for this are Alsager Sports Hub, Sandbach Community Football Centre and Cumberland Arena (in Sandbach and Crewe). Again, this leads to a high amount of cross-analysis area activity.

The Alderley Mini Soccer League also uses a central venue system, accessing the 3G pitch at All Hallows Catholic College. This caters for large clubs within and surrounding Wilmslow, such as Wilmslow Sports FC and Alderley United FC.

Of the teams identified, 593 are currently playing on the grass pitches included within this section of the report. The remaining 179 are playing on 3G pitches, predominately due to the use of them by the aforementioned Alderley Mini Soccer League, the Alexandra Soccer League and the South Cheshire Youth League as central venues. This is a considerably high proportion of teams when compared to most other local authorities (see Part 3 for more information).

Participation trends

Since the previous study was last updated in 2021, the total number of teams in Cheshire East has increased significantly from 692 teams to 776 teams (12% increase), despite a decline in pitch supply over the same period of time. This is broken down as an overall increase of 31 adult teams, eight youth 11v11 teams, 33 youth 9v9 teams and 17 mini 7v7 teams. In contrast, there has been a small decline in mini 5v5 demand, amounting to a decrease of five teams.

In connection with the above, more clubs report a growth in demand in recent years compared to those reporting a decrease. In total, 41% of responding clubs report an increase in their number of adult teams, whilst 44% report an increase in youth and mini teams. Only 12% of clubs report any form of decrease.

Women's and girls' demand

The FA's current four-year strategy, 'Time for Change' has a focus on providing all girls with equal access to football by 2024. This focus will be a key objective of any facility investment to ensure that facilities are suitable for female access, particularly in relation to toilets and appropriate changing facilities.

Increasing female participation is currently a key aim for the FA and it therefore reflects well on Cheshire East that the number of female teams has increased by 43 since 2020/2021. There are currently 24 senior women's teams and 60 youth girls' teams across the area, in addition to 12 wildcat centres, as summarised in the table below.

Table 2.10: Summary of Wildcats centres in Cheshire East

Club	Venue	Date & Time
AFC Alsager	Alsager Sports Hub	Monday at 18:00
Cheshire Blades FC	The Peacock Sports Ground	Wednesday at 18:00
Congleton Town FC	Congleton High School	Thursday at 16:45
Vale Juniors	Eaton Bank Academy	Monday at 18:00
Egerton FC	Egerton Youth Club	Wednesday at 17:00
Holmes Chapel Hurricanes	Holmes Chapel Leisure Centre	Saturday at 09:00
Macclesfield FC	All Hallows Catholic College	Friday at 17:30
	The Macclesfield Academy	Thursday at 17:00
Middlewich Town FC	Middlewich Town Football Club	Tuesday at 18:00
Nantwich Town FC	Nantwich Town Football Club	Friday at 18:00
Sandbach United FC	Sandbach Community Football Centre	Wednesday at 18:00
Tytherington Juniors FC	Tytherington High School	Sunday at 11:30

Exported/imported demand

Exported demand refers to teams that are currently accessing pitches for home fixtures outside of Cheshire East, despite being registered to the local authority. This is normally because pitch requirements cannot be met.

Overall, 57 teams are identified as being exported outside of Cheshire East to fulfil match demand, all of which are using full size 3G provision. This is primarily due to the use of central venues by leagues, such as the Cheshire Girls Football League, which uses Moss Farm Leisure Complex in Cheshire West & Chester. Cheshire FA reports that it wants to introduce a South Cheshire division of the Cheshire Girls League which would enable this demand to return to Cheshire East; however, this has not been possible due to insufficient access to appropriate facilities.

Clubs expressing exported demand are:

- Alderley United FC
- Cheshire Blades FC
- Crewe FC
- Macclesfield FC
- Nantwich Town FC
- Sandbach United FC
- Bollington United FC
- Congleton Town Juniors FC
- Holmes Chapel Hurricanes FC
- Middlewich Town FC
- Tytherington Juniors FC
- Vale Juniors FC

Overall, the most exported demand is identified amongst mini 7v7 teams (13 match equivalent sessions) and is most prevalent in Macclesfield (nine match equivalent sessions). See below for a breakdown of exported demand playing in other local authorities by analysis area.

Table 2.11: Summary of exported match play demand (by analysis area)

Analysis area	Sub analysis areas	Exported demand (match equivalent sessions)					
		Adult	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5	Total
North	Knutsford	-	-	-	-	-	**0**
	Macclesfield	3	-	1.5	4.5	-	**9**
	Poynton	-	-	-	-	-	**-**
	Wilmslow	-	-	-	-	-	**0**
Central	Alsager	-	-	-	-	-	**0**
	Congleton	-	0.5	2	2	-	**4.5**
	Holmes Chapel	0.5	0.5	0.5	0.5	-	**2**
	Middlewich		0.5	1	1	-	**2.5**
	Sandbach	1	2	1	1	-	**5**
South	Crewe	1	1	3	1	-	**6**
	Nantwich	-	0.5	0.5	0.5	0.5	**2**
Cheshire East		**5.5**	**5**	**9.5**	**10.5**	**0.5**	**31**

In addition, as previously mentioned, Richmond Rovers FC also fields demand outside of Cheshire East, in Stockport. However, this has not been factored into the above figures as the Club is based in both authorities following the recent merger.

Imported demand into Cheshire East is also identified, primarily due to the presence of the Alderley Mini Soccer League, the Alexandra Soccer League and the South Cheshire Youth League and their use of central venues. These attract demand from authorities such as Stockport, Newcastle-under-Lyme and Stoke-on-Trent.

Latent/unmet demand

Of the responding clubs, Crewe, Egerton, Holmes Chapel Hurricanes, Knutsford, Mobberley Juniors, Nantwich and Richmond Rovers football clubs each report having latent and/or unmet demand, with pitch capacity limiting this growth. Both Crewe FC and Holmes Chapel Hurricanes FC in particular report that they are significantly restricted at their respective home grounds (Cumberland Arena and Cranage Playing Fields, respectively). Consequently, both clubs report having a large waiting list in place.

The latent demand referenced is also considered to be future demand. As such, it is absorbed by the quantifiable figures evidenced below, rather than considered separately.

Future demand

Future demand can be defined via several ways, including through participation increases and by using population forecasts. In addition, the proceeding Strategy & Action Plan document will contain housing growth scenarios that will estimate additional demand that could arise from housing developments across Cheshire East.

Participation growth

From respondents, nine clubs report aspirations to increase the number of teams that they provide. This equates to a predicted growth of 59 teams across Cheshire East.

Table 2.12: Potential team increases identified by clubs

Club	Future demand	Pitch type	Match equivalent sessions
Knutsford FC	1 x youth 11v11	Youth	0.5
	2 x adult	Adult	1
Mobberley Juniors FC	1 x mini 5v5	Mini	0.5
Poynton FC	1 x adult	Adult	0.5
Richmond Rovers FC	5 x mini 5v5	Mini	2.5
	5 x mini 7v7	Mini	2.5
	6 x youth 9v9	Youth	3
	7 x youth 11v11	Youth	3.5
	7 x adult	Adult	3.5
Vale Juniors FC	3 x adult	Adult	1.5
	2 x youth 9v9	Youth	1
	2 x mini 7v7	Mini	1
Willaston White Star FC	1 x youth 11v11	Youth	0.5
Wilmslow Albion FC	2 x adult	Adult	1
Wilmslow Sports Junior FC	2 x mini 5v5	Mini	1
	2 x mini 7v7	Mini	1
	4 x youth 9v9	Youth	2
	3 x youth 11v11	Youth	1.5
Wilmslow Town FC	2 x youth 11v11	Youth	1
	1 x adult	Adult	0.5
		Total	**26**

In addition, during consultation, Crewe FC indicates that if its relocation to King George V Playing Fields goes ahead, the Club could reportedly field an additional 34 teams. However, it did not quantify the specifics of this future demand in terms of team age and pitch type. Regardless, this would represent significant growth.

Holmes Chapel Hurricanes FC, Nantwich Town FC and Sandbach United FC also signify an expected growth in teams. However, this is not quantified.

The total future demand quantified by clubs amounts to 29.5 match equivalent sessions per week. Most is expressed in Poynton and on youth 11v11 pitches.

Population growth

Based on population projections to 2030 (the period to which this assessment projects population based future demand), Sport England's Playing Pitch Calculator can estimate the likely additional demand for grass football pitches that will arise from any growth. This is through using the current and future populations in each of the relevant age groups together with the current team numbers. Team generation rates have then been established to understand how much growth is required to establish one new team.

The table below shows the number of new teams that may be generated by the new population and the requisite match equivalent sessions per week this will create.

Table 2.13: Projected future demand from population growth

Age group	Team generation rate	Number of new teams generated by the new population[4]	Match equivalent sessions[5]
Adult Mens (18-45)	1:434	5	2.5
Adult Womens (18-45)	1:2519	1	0.5
Youth Boys (12-17)	1:48	7	3.5
Youth Girls (12-17)	1:274	1	0.5
Youth Boys (10-11)	1:36	5	2.5
Youth Girls (10-11)	1:174	1	0.5
Mini Mixed (8-9)	1:66	5	2.5
Mini Mixed (6-7)	1:101	3	1.5

As seen, it is anticipated that there will be a growth of 28 additional teams, consisting of six adult, eight youth 11v11, six youth 9v9, five mini 7v7 and three mini 5v5 teams. This represents a large degree of growth.

The growth by analysis area is shown in the following table. The growth is projected across Knutsford, Macclesfield, Wilmslow, Alsager, Congleton, Holmes Chapel, Sandbach and Crewe.

[4] Rounded to the nearest whole number.
[5] Two teams require one pitch to account for playing on a home and away basis; therefore, one team accounts to 0.5 match equivalent sessions on their relevant pitch type.

Table 2.14: Summary of future demand identified via population growth

Analysis area	Sub analysis areas	Future demand (no. of teams)					
		Adult	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5	Total
North	Knutsford	1	1	1	1	-	-
	Macclesfield	1	1	1	1	1	-
	Poynton	-	-	-	-	-	-
	Wilmslow	1	1	1	-	-	-
Central	Alsager	-	1	-	-	-	-
	Congleton	1	1	1	1	1	-
	Holmes Chapel	-	1	-	-	-	-
	Middlewich	-	-	-	-	-	-
	Sandbach	1	1	1	1	-	-
South	Crewe	1	1	1	1	1	-
	Nantwich	-	-	-	-	-	-
	Total	**6**	**8**	**6**	**5**	**3**	**28**

Notwithstanding the above, it must be noted that some aims and initiatives are likely to result in participation increasing to a greater level than what is projected through population growth. For example, the FA has a current focus on growing women's and girls demand that will likely see a greater number of female teams than what is currently predicted, especially considering Cheshire FA's aspiration to set up a division of the Cheshire Girls League within the authority.

Future demand summary

In the supply and demand analysis at the end of this section of the report, it is considered unfeasible for all future demand to be factored in. This is because it is likely that club aspirations will absorb the future demand identified through population growth, rather than them being judged separately and therefore double counted. As such, only demand identified through population growth is taken forward, with club demand considered to be more theoretical and aspirational.

Notwithstanding the above, the proceeding Strategy & Action Plan document will contain a scenario that will consider the impact if club aspirations are also realised.

2.4: Capacity analysis

The capacity for pitches to regularly provide for competitive play, training and other activity over a season is most often determined by quality. As a minimum, the quality and therefore the capacity of a pitch affects the playing experience and people's enjoyment of playing football. In extreme circumstances, it can result in the inability of the pitch to cater for all or certain types of play during peak and off-peak times. Pitch quality is often influenced by weather conditions and drainage.

As a guide, the FA has set a standard number of matches that each grass pitch type should be able to accommodate without adversely affecting its current quality (pitch capacity).

Taking into consideration the guidelines on capacity, the following ratings are used:

Adult pitches		Youth pitches		Mini pitches	
Pitch quality	Matches per week	Pitch quality	Matches per week	Pitch quality	Matches per week
Good	3	Good	4	Good	6
Standard	2	Standard	2	Standard	4
Poor	1	Poor	1	Poor	2

Table 2.17 applies the above pitch ratings against the actual level of weekly play recorded to determine a capacity rating as follows:

Potential capacity	Play is below the level the site could sustain
At capacity	Play matches the level the site can sustain
Overused	Play exceeds the level the site can sustain

Match equivalent sessions

Pitches have a limit of how much play they can accommodate over a certain period of time before their quality, and in turn their use, is adversely affected. As the main usage of pitches is likely to be for matches, it is appropriate for the comparable unit to be match equivalent sessions but may for example include training sessions and informal use.

Education sites

To account for curricular/extra-curricular use of education pitches, the current usage at such sites needs to be adjusted. The only time this would not happen is when a school does not use its pitches at all and the sole use is community use. The adjustment is typically dependent on the amount of play carried out, the number of pitches on site and whether there is access to an on-site AGP (as this can result in less grass pitch use).

In some cases, where there is no identified community use, there is little capacity to accommodate further play. Internal usage often exceeds recommended pitch capacity, which is further exacerbated by basic maintenance regimes that may not extend beyond grass cutting and line marking. As such, where not overplayed as a result of community use, many school sites are considered to have no spare capacity to accommodate further usage based on assumed curricular and extracurricular activity.

For school sites which are available for community use, current play has been enlarged on a site-by-site basis following consultation with the providers. Generally, usage is increased by one match equivalent session per pitch; however, in some cases, further use is added when it is known that a particular provider uses a particular pitch heavily.

Informal use

Where information is known, informal and unofficial use of pitches has been factored into current play. This is especially the case at high-traffic open access sites such as King George V Playing Fields, Back Lane and Barony Sports Complex, which are heavily used, particularly during the summer for club training purposes.

It must be noted that informal use of sites is not recorded and it is therefore difficult to quantify on a site-by-site basis. Instead, it is recommended that popular open access sites be protected through an improved maintenance regime and through retaining some spare capacity to protect quality.

Over marked pitches

Where pitches are overmarked, only the larger pitch type is included within the capacity analysis as it is acknowledged that only one pitch can be used at one time, whilst any usage the larger pitch size receives will also result in usage of the smaller pitch/es within it. However, all usage is recorded, regardless of which of the pitches is accessed.

Peak time

Spare capacity can only be considered as actual spare capacity if pitches are available at peak time. In Cheshire East, peak time is considered to be Sunday AM for adult and youth 11v11 teams, whilst peak time is Saturday AM for youth 9v9, mini 7v7 and mini 5v5 teams, as shown in the table below.

Table 2.15: Summary of peak time for playing formats

Playing format	Peak time
Adult	Sunday AM
Youth 11v11	Sunday AM
Youth 9v9	Saturday AM
Mini 7v7	Saturday AM
Mini 5v5	Saturday AM

On occasion, spare capacity in the peak period is identified despite the pitch being played to capacity or overplayed, or more spare capacity is identified in the peak period than the overall spare capacity that exists. This is because most or all of the use on those particular pitches occurs outside of the peak period. Where this is the case, given that peak time usage should not be utilised over and above overall capacity, adjustments have been made.

A pitch is only said to have ‘actual spare capacity’ if it is available for community use and available at the peak time for that format of play. Any pitch not meeting this criterion is therefore not considered to have additional capacity, although it may have capacity outside of peak time.

There may also be situations where, although a site is highlighted as potentially able to accommodate some additional play, this should not be recorded as spare capacity against the site. For example, a site may be managed to operate slightly below full capacity to ensure that it can cater for a number of regular friendly matches and activities that take place but are difficult to quantify on a weekly basis.

Pitches that are of a poor quality are not deemed to have actual spare capacity due to the already low carrying capacity of the pitches. Any identified spare capacity should be retained in order to relieve the pitches of use, which in turn will aid the improvement of pitch quality. Furthermore, any pitches with unsecured tenure are not considered to have actual spare capacity as no further play should be encouraged on such sites given that future access cannot be guaranteed.

The table below identifies the way actual spare capacity is represented in Table 2.17.

Table 2.16: Spare capacity examples

Spare capacity in peak period (examples)	Explanation of spare capacity
1	If the cell is highlighted in green with a number, it means that the pitches have actual spare capacity at peak time.
-	If the cell has a dash in it, this means that the pitch is unavailable in the peak period. If it was to be made available, actual spare capacity could exist.
0	If the cell has a 0 in it, this means that the pitch is played to capacity either overall, or during the peak period.
1	If the cell has a number in it but is not highlighted, it means the pitch has spare capacity in the peak period; however, this is discounted. This is most commonly due to unsecure tenure and/or poor pitch quality.
1	Pitch is overplayed if the cell is highlight in red.

Table 2.17: Football pitch capacity analysis

Site ID	Active Places Site ID	Site name	Analysis area	Sub area	Management	Type of tenure	Pitch type	Pitch size	No. of pitches	Available for community use?	Agreed quality rating	Current play (match sessions)	Site capacity (match sessions)	Capacity balance	Spare capacity available in peak period	Comments
5	1004924	Alsager Leisure Centre	Central	Alsager	Leisure Trust	Secure	Adult	-	1	Yes-unused	Standard	1	2	2	0	No spare capacity within the peak period.
							Youth	11v11	2	Yes-unused	Standard	2	4	4	0	No spare capacity within the peak period.
							Youth	9v9	1	Yes-unused	Standard	2	2	2	0	No spare capacity within the peak period.
7	30003835	Ash Grove Academy	North	Macclesfield	School	Unsecure	Mini	5v5	1	Yes-unused	Standard	1	4	3	1	Discounted due to unsecure tenure.
10	6007154	Audlem Playing Fields	South	Nantwich	Council	Secure	Adult	-	1	Yes	Standard	0.5	2	1.5	0	No spare capacity within the peak period.
11	6009947	Back Lane	Central	Congleton	Council	Secure	Adult	-	2	Yes	Standard	0.5	4	3.5	1.5	Actual spare capacity.
							Youth	11v11	2	Yes	Standard	3	4	1	0	No spare capacity within the peak period.
12	1018908	Barony Sports Complex	South	Nantwich	Leisure Trust	Secure	Adult	-	4	Yes	Poor	1.5	4	2.5	2.5	Discounted due to poor pitch quality.
13	1200743	Beech Hall School	North	Macclesfield	School	Unsecure	Youth	11v11	1	Yes-unused	Poor	1	1	0	0	Played to capacity.
14	6005247	Beechwood Primary School	Central	Crewe	School	Unsecure	Mini	5v5	1	Yes-unused	Poor	1	2	1	1	Discounted due to unsecure tenure and poor pitch quality.
15	30002544	Black Firs County Primary	Central	Congleton	School	Unsecure	Mini	7v7	1	Yes-unused	Standard	1	4	3	1	Discounted due to unsecure tenure.
16	6005977	Bollington (Atax)	North	Macclesfield	Private	Secure	Youth	11v11	1	Yes	Poor	1	1	0	0	Played to capacity.
17	6006025	Bollington Cross Playing Field	North	Macclesfield	Council	Secure	Youth	11v11	1	Yes	Standard	1	2	1	0	No spare capacity within the peak period.
18	1208656	Bollington Recreation Ground	North	Macclesfield	Council	Secure	Youth	11v11	1	Yes	Standard	1	2	1	0	No spare capacity within the peak period.
19	6016160	Booth Street Stadium (Congleton Town Football Club)	Central	Congleton	Sports Club	Secure	Adult	-	1	Yes	Good	2	3	1	1	Discounted as site is used for NLS football.
22	1200868	Brine Leas School	South	Nantwich	School	Unsecure	Youth	11v11	3	Yes	Standard	3	6	3	3	Discounted due to unsecure tenure.
							Youth	9v9	1	Yes	Standard	1	2	1	1	Discounted due to unsecure tenure.
23	6007165	Brookfield Park	South	Nantwich	Council	Secure	Adult	-	1	Yes-unused	Standard	0	2	2	1	Actual spare capacity.
24	3000287	Buglawton Primary School	Central	Congleton	School	Unsecure	Youth	9v9	1	Yes-unused	Standard	1	2	1	1	Discounted due to unsecure tenure.
26	6016318	Calveley School	South	Nantwich	School	Unsecure	Mini	5v5	1	No	Poor	-	-	-	-	Unavailable for community use.
27	6005710	Carnival Field	North	Wilmslow	Council	Secure	Adult	-	1	Yes	Standard	0.5	2	1.5	0.5	Actual spare capacity.
30	6005699	Chorley Hall	North	Wilmslow	Council	Secure	Adult	-	1	Yes	Poor	1	1	0	0	Played to capacity.

Site ID	Active Places Site ID	Site name	Analysis area	Sub area	Management	Type of tenure	Pitch type	Pitch size	No. of pitches	Available for community use?	Agreed quality rating	Current play (match sessions)	Site capacity (match sessions)	Capacity balance	Spare capacity available in peak period	Comments
32	1036086	Alderley Park (Astra Zeneca)	North	Knutsford	Leisure Trust	Secure	Adult	-	1	Yes	Poor	0	1	1	1	Discounted due to poor pitch quality.
34	1103336	Congleton High School	Central	Congleton	School	Secure	Adult	-	2	Yes	Standard	2	4	2	0.5	Actual spare capacity.
							Youth	11v11	2	Yes	Standard	4.5	4	0.5	0	Overplayed.
							Youth	9v9	2	Yes	Standard	2.5	4	1.5	0	No spare capacity within the peak period.
							Mini	7v7	2	Yes	Standard	3.5	8	4.5	0	No spare capacity within the peak period.
							Mini	5v5	2	Yes	Standard	2	8	6	0	No spare capacity within the peak period.
35	6005662	Congleton Road	North	Macclesfield	Council	Secure	Youth	11v11	3	Yes	Standard	3.5	6	2.5	0	No spare capacity within the peak period.
							Youth	9v9	1	Yes	Standard	2	2	0	0	At capacity.
36	6009725	Cranage Playing Fields	Central	Holmes Chapel	Council	Secure	Youth	11v11	1	Yes	Standard	0	2	2	0	No spare capacity within the peak period.
							Youth	9v9	1	Yes	Poor	1	1	0	0	Played to capacity.
37	30003922	Cranberry Academy	Central	Alsager	School	Secure	Mini	5v5	2	No	Standard	-	-	-	-	Unavailable for community use.
39	1011522	Cumberland Arena	South	Crewe	Leisure Trust	Secure	Adult	-	1	Yes	Good	2	3	1	1	Actual spare capacity.
42	1208102	Disley Amalgamated Sports Club	North	Poynton	Sports Club	Secure	Youth	11v11	1	Yes	Standard	1	2	1	0	No spare capacity within the peak period.
							Youth	9v9	1	Yes	Standard	2	2	0	0	No spare capacity within the peak period.
43	1200863	Eaton Bank Academy	Central	Congleton	School	Secure	Youth	11v11	2	Yes	Standard	9	4	5	-	Overplayed.
							Mini	7v7	1	Yes	Poor	2	2	0	0	Played to capacity.
							Mini	5v5	2	Yes	Poor	1	4	3	2	Discounted due to poor pitch quality.
44	6016072	Egerton Youth Club	North	Knutsford	Sports Club	Secure	Adult	-	1	Yes	Good	4.5	3	1.5	0	Overplayed.
							Youth	11v11	3	Yes	Standard	13	6	7	0	Overplayed.
							Youth	9v9	1	Yes	Standard	6	2	4	0	Overplayed.
46	1038237	Fallibroome Academy	North	Macclesfield	School	Unsecure	Adult	-	1	No	Poor	-	-	-	-	Unavailable for community use.
47	6009919	Forge Fields	Central	Sandbach	Council	Secure	Youth	11v11	1	Yes	Poor	1	1	0	0	Played to capacity
48	30002848	Goodwill Hall Playing Fields, Faddiley	South	Nantwich	Council	Secure	Youth	11v11	1	Yes	Poor	0.5	1	0.5	0	No spare capacity within the peak period.
49	30002845	Goostrey Playing Fields	Central	Holmes Chapel	Council	Secure	Youth	11v11	1	Yes-unused	Standard	0	2	2	0	No spare capacity within the peak period.
52	1041729	Haslington Playing Fields	South	Crewe	Parish	Secure	Adult	-	1	Yes	Poor	0.5	1	0.5	0.5	Discounted due to poor pitch quality.
55	3000251	Hermitage Primary School	Central	Holmes Chapel	School	Unsecure	Youth	9v9	1	Yes-unused	Standard	1	2	1	1	Discounted due to unsecure tenure.
58	1004943	Holmes Chapel Leisure Centre	Central	Holmes Chapel	Leisure Trust	Secure	Adult	-	1	Yes	Standard	2.5	2	0.5	0	Overplayed.
							Youth	11v11	1	Yes	Standard	7	2	5	0	Overplayed.

Site ID	Active Places Site ID	Site name	Analysis area	Sub area	Management	Type of tenure	Pitch type	Pitch size	No. of pitches	Available for community use?	Agreed quality rating	Current play (match sessions)	Site capacity (match sessions)	Capacity balance	Spare capacity available in peak period	Comments
59	30002968	Holmes Chapel Primary School	Central	Holmes Chapel	School	Unsecure	Youth	11v11	1	Yes-unused	Standard	1	2	1	1	Discounted due to unsecure tenure.
							Youth	9v9	1	Yes-unused	Standard	1	2	1	1	Discounted due to unsecure tenure.
60	30002473	Hungerford Primary School	South	Crewe	School	Unsecure	Mini	7v7	1	Yes-unused	Poor	1	2	1	1	Discounted due to unsecure tenure.
61	1208664	Jim Evison Playing Fields	North	Wilmslow	Council	Secure	Adult	-	3	Yes	Standard	3.5	6	2.5	0	No spare capacity within the peak period.
							Youth	11v11	1	Yes	Standard	4	2	2	0	Overplayed.
							Youth	9v9	1	Yes	Standard	4	2	2	0	Overplayed.
							Mini	7v7	1	Yes	Standard	2	4	2	0	No spare capacity within the peak period.
62	30003146	Bunbury Playing Field	South	Nantwich	Parish	Secure	Adult	-	1	Yes	Standard	2	2	0	0	Played to capacity.
							Mini	7v7	1	Yes	Standard	1	4	3	0	No spare capacity within the peak period.
63	30004157	Kerridge Cricket Club	North	Macclesfield	Sports Club	Secure	Youth	9v9	1	Yes	Standard	0.5	2	1.5	0	No spare capacity within the peak period.
							Mini	7v7	1	Yes-unused	Standard	0	4	4	0	No spare capacity within the peak period.
64	6005674	Windmill Park	North	Macclesfield	Council	Secure	Youth	11v11	1	Yes	Standard	1	2	1	0	No spare capacity within the peak period.
65	6007227	King George V Playing Fields	South	Crewe	Council	Secure	Adult	-	3	Yes	Standard	2.5	6	3.5	0.5	Actual spare capacity
							Youth	9v9	3	Yes-unused	Standard	1	6	5	3	Actual spare capacity
66	1041711	Knutsford Academy	North	Knutsford	School	Secure	Adult	-	2	Yes-unused	Poor	2	2	0	2	Discounted due to poor pitch quality.
67	1004946	Knutsford Leisure Centre	North	Knutsford	Leisure Trust	Secure	Youth	11v11	1	Yes-unused	Standard	0	2	2	0	No spare capacity within the peak period.
							Youth	9v9	1	Yes-unused	Standard	0	2	2	0	No spare capacity within the peak period.
69	6005725	Lacey Green Pavilion	North	Wilmslow	Council	Secure	Youth	11v11	2	Yes	Poor	5	2	3	-	Overplayed.
70	30002950	Lacey Green Primary Academy	North	Wilmslow	School	Unsecure	Mini	7v7	2	Yes-unused	Standard	1	8	7	2	Discounted due to unsecure tenure.
71	1018863	Legends Health & Leisure Centre	South	Crewe	Private	Unsecure	Youth	11v11	2	Yes-unused	Standard	0	4	4	2	Discounted due to unsecure tenure.
72	1044198	Lindow Community Primary School	North	Wilmslow	School	Unsecure	Youth	9v9	1	Yes-unused	Standard	1	2	1	1	Discounted due to unsecure tenure.
							Mini	7v7	1	Yes-unused	Standard	1	4	3	1	Discounted due to unsecure tenure.
73	6008596	Lower Park Primary School	North	Poynton	School	Unsecure	Mini	7v7	1	Yes-unused	Standard	1	4	3	1	Discounted due to unsecure tenure.
75	1200932	Malbank School & Sixth Form College	South	Nantwich	School	Unsecure	Adult	-	3	Yes	Poor	4	3	1	0	Overplayed.

Site ID	Active Places Site ID	Site name	Analysis area	Sub area	Management	Type of tenure	Pitch type	Pitch size	No. of pitches	Available for community use?	Agreed quality rating	Current play (match sessions)	Site capacity (match sessions)	Capacity balance	Spare capacity available in peak period	Comments
77	6002259	Knutsford Football Club (Manchester Road)	North	Knutsford	Sports Club	Unsecure	Adult	-	1	Yes	Good	1.5	3	1.5	0.5	Actual spare capacity.
79	30003745	Marlborough Primary School	North	Macclesfield	School	Unsecure	Mini	7v7	1	Yes-unused	Standard	1	4	3	1	Discounted due to unsecure tenure.
80	6005685	Mary Dendy Playing Fields	North	Knutsford	Council	Secure	Adult	-	3	Yes	Good	5	9	4	0	No spare capacity within the peak period.
							Youth	9v9	1	Yes	Good	1	3	2	0	No spare capacity within the peak period.
83	1004950	Middlewich Leisure Centre (High School)	Central	Middlewich	School	Unsecure	Adult	-	1	No	Poor	-	-	-	v-	Unavailable for community use.
84	6021441	Middlewich Town Football Club	Central	Middlewich	Sports Club	Secure	Adult	-	1	Yes	Standard	2.5	2	0.5	0	Overplayed.
85	6005964	Barnaby Road Playing Fields (Midway)	North	Poynton	Council	Secure	Adult	-	1	Yes	Standard	1.5	2	0.5	0	No spare capacity within the peak period.
86	6009786	Milton Park	Central	Alsager	Council	Secure	Youth	11v11	1	Yes-unused	Poor	0	1	1	1	Discounted due to poor pitch quality.
93	6005965	Newtown Playing Field	North	Poynton	Council	Secure	Youth	11v11	1	Yes	Poor	0.5	1	0.5	1	Discounted due to poor pitch quality.
94	1036238	Nuffield Fitness & Wellbeing Centre (Radbroke Hall)	North	Knutsford	Private	Unsecure	Youth	11v11	1	Yes	Standard	0.5	2	1.5	1	Discounted due to unsecure tenure.
95	1038181	Oakwood Farm	North	Wilmslow	Sports Club	Secure	Adult	-	1	Yes	Poor	1	1	0	0	Played to capacity.
96	6010737	Offley Primary School	Central	Sandbach	School	Unsecure	Mini	7v7	1	No	Standard	-	-	-	-	Unavailable for community use.
98	30003830	Peover Superior Endowed Primary School	North	Knutsford	School	Unsecure	Youth	9v9	1	Yes-unused	Poor	1	1	0	0	Played to capacity.
99	6016026	Pikemere School	Central	Alsager	School	Unsecure	Mini	7v7	1	Yes-unused	Poor	1	2	1	1	Discounted due to unsecure tenure and poor pitch quality.
101	30003411	Pownall Hall School	North	Wilmslow	School	Unsecure	Youth	9v9	1	Yes-unused	Standard	1	2	1	1	Discounted due to unsecure tenure.
							Mini	7v7	1	Yes-unused	Standard	1	4	3	1	Discounted due to unsecure tenure.
102	1041692	Poynton High School	North	Poynton	School	Unsecure	Adult	-	1	No	Poor	-	-	-	-	Unavailable for community use.
							Youth	9v9	1	No	Poor	-	-	-	-	Unavailable for community use.
							Mini	7v7	3	No	Poor	-	-	-	-	Unavailable for community use.
103	1036696	Poynton Sports Club	North	Poynton	Sports Club	Secure	Adult	-	1	Yes	Good	1.5	3	1.5	0.5	Actual spare capacity.
105	1101021	Reaseheath College	South	Nantwich	College	Unsecure	Adult	-	1	Yes	Good	1.5	3	1.5	0.5	Discounted due to unsecure tenure.

Site ID	Active Places Site ID	Site name	Analysis area	Sub area	Management	Type of tenure	Pitch type	Pitch size	No. of pitches	Available for community use?	Agreed quality rating	Current play (match sessions)	Site capacity (match sessions)	Capacity balance	Spare capacity available in peak period	Comments
106	1201163	Ruskin Community High School	South	Crewe	School	Secure	Adult	-	1	Yes-unused	Standard	1	2	1	1	Actual spare capacity.
							Youth	11v11	2	Yes-unused	Standard	1	4	3	0	No spare capacity within the peak period.
107	1042075	Sandbach Community Football Centre	Central	Sandbach	Sports Club	Secure	Adult	-	2	Yes	Good	6.5	6	0.5	0	Overplayed.
							Youth	11v11	5	Yes	Good	12	20	8	0	No spare capacity within the peak period.
							Youth	9v9	2	Yes	Good	5	8	3	0	No spare capacity within the peak period.
109	1200857	Sandbach High School & Sixth Form Centre (Girls)	Central	Sandbach	School	Secure	Youth	11v11	1	Yes-unused	Standard	1	2	1	0	No spare capacity within the peak period.
110	1200738	Sandbach School (Boys)	Central	Sandbach	School	Unsecure	Adult	-	1	No	Poor	-	-	-	-	Unavailable for community use.
							Youth	11v11	3	No	Poor	-	-	-	-	Unavailable for community use.
							Mini	7v7	2	No	Poor	-	-	-	-	Unavailable for community use.
111	N/A	Shavington Academy	South	Crewe	School	Secure	Adult	-	2	Yes	Standard	2	4	2	2	Actual spare capacity.
							Youth	11v11	1	Yes-unused	Standard	1	2	1	0	No spare capacity within the peak period.
							Mini	7v7	1	Yes-unused	Standard	0	4	4	0	No spare capacity within the peak period.
113	1004935	Sir William Stanier School	South	Crewe	School	Secure	Adult	-	1	Yes-unused	Poor	0	1	1	1	Discounted due to poor pitch quality.
							Youth	11v11	3	Yes-unused	Poor	0	3	3	3	Discounted due to poor pitch quality.
114	1200693	Cheshire College South & West	South	Crewe	College	Unsecure	Adult	-	1	Yes-unused	Good	1	3	2	1	Discounted due to unsecure tenure.
115	30002466	South Park	North	Macclesfield	Council	Secure	Youth	11v11	1	Yes	Poor	0.5	1	0.5	1	Discounted due to poor pitch quality.
117	1040058	St John's Road	Central	Congleton	Council	Secure	Youth	11v11	1	Yes	Poor	1.5	1	0.5	0	Overplayed.
118	1200978	St John's Wood Academy	North	Knutsford	School	Unsecure	Adult	-	1	Yes-unused	Standard	1	2	1	1	Discounted due to unsecure tenure.
119	1200761	St Thomas More Catholic High School	South	Crewe	School	Unsecure	Adult	-	1	Yes-unused	Standard	1	2	1	1	Discounted due to unsecure tenure.
							Youth	11v11	1	No	Standard	-	-	-	-	Unavailable for community use.
120	6016012	Styal Playing Fields	North	Wilmslow	Sports Club	Secure	Adult	-	1	Yes	Good	1	3	2	1	Actual spare capacity.
121	6009951	Sutton Lane Playing Field	Central	Middlewich	Council	Secure	Youth	11v11	3	Yes-unused	Standard	0	6	6	0	No spare capacity within the peak period.
							Youth	9v9	1	Yes	Poor	0.5	1	0.5	1	Discounted due to poor pitch quality.
122	30002888	Terra Nova School	Central	Holmes Chapel	School	Unsecure	Youth	11v11	1	Yes-unused	Standard	1	2	1	1	Discounted due to unsecure tenure.

Site ID	Active Places Site ID	Site name	Analysis area	Sub area	Management	Type of tenure	Pitch type	Pitch size	No. of pitches	Available for community use?	Agreed quality rating	Current play (match sessions)	Site capacity (match sessions)	Capacity balance	Spare capacity available in peak period	Comments
							Youth	9v9	1	Yes-unused	Standard	1	2	1	1	Discounted due to unsecure tenure.
							Mini	7v7	2	Yes-unused	Standard	2	8	6	2	Discounted due to unsecure tenure.
123	3000405	The Berkeley Academy	South	Crewe	School	Unsecure	Mini	7v7	1	No	Poor	-	-	-	-	Unavailable for community use.
128	1038139	The Macclesfield Academy/ Macclesfield College	North	Macclesfield	School	Unsecure	Adult	-	1	Yes-unused	Standard	1	2	1	1	Discounted due to unsecure tenure.
							Youth	11v11	2	Yes	Standard	5.5	4	1.5	0	Overplayed.
							Youth	9v9	1	Yes	Standard	3.5	2	1.5	0	Overplayed.
129	1200844	The Oaks Academy	South	Crewe	School	Unsecure	Youth	11v11	1	Yes-unused	Poor	1	1	0	0	Played to capacity.
							Youth	9v9	2	Yes-unused	Poor	2	2	0	0	Played to capacity.
							Mini	5v5	2	Yes-unused	Poor	2	4	2	2	Discounted due to unsecure tenure.
130	30002984	The Peacock Sports Ground	South	Crewe	Council	Secure	Youth	11v11	2	Yes	Standard	9.5	4	5.5	-	Overplayed.
132	6005683	Tytherington Pitches (Rugby Drive)	North	Macclesfield	Council	Secure	Youth	11v11	1	Yes	Standard	0.5	2	1.5	0	No spare capacity within the peak period.
							Youth	9v9	1	Yes	Standard	7	2	5	0	Overplayed.
133	6015985	Upcast Lane	North	Wilmslow	Sports Club	Secure	Youth	11v11	1	Yes	Standard	1	2	1	0	No spare capacity within the peak period.
							Youth	11v11	1	Yes	Poor	2.5	1	1.5	0	Overplayed.
134	6005701	Victoria Park	North	Macclesfield	Council	Secure	Youth	11v11	1	Yes	Standard	1	2	1	0	No spare capacity within the peak period.
136	6005659	Weston Playing Field	North	Macclesfield	Council	Secure	Youth	11v11	1	Yes-unused	Poor	0	1	1	1	Discounted due to quality.
138	30003977	Whirley Primary School	North	Macclesfield	School	Unsecure	Mini	5v5	1	Yes-unused	Standard	1	4	3	1	Discounted due to unsecure tenure.
139	6007369	Willaston White Star Football Club	South	Crewe	Sports Club	Secure	Youth	11v11	2	Yes	Standard	3	4	1	0	Played to capacity at peak time.
140	6016375	Wilmslow Grange Primary School	North	Wilmslow	School	Secure	Mini	7v7	1	No	Standard	-	-	-	-	Unavailable for community use.
141	1201174	Wilmslow High School	North	Wilmslow	School	Unsecure	Adult	-	2	No	Standard	-	-	-	-	Unavailable for community use.
							Youth	11v11	2	No	Standard	-	-	-	-	Unavailable for community use.
							Youth	9v9	2	No	Standard	-	-	-	-	Unavailable for community use.
144	6015986	Eric Swan Sports Ground	South	Crewe	Community Organisation	Secure	Adult	-	1	Yes	Standard	2.5	2	0.5	0	Overplayed.
145	6018651	Wood Park	Central	Alsager	Council	Secure	Youth	11v11	1	Yes-unused	Standard	0	2	2	0	No spare capacity within the peak period.
146	6009995	Wood Park Stadium (Alsager Town Football Club)	Central	Alsager	Sports Club	Secure	Adult	-	1	Yes	Good	1	3	2	1	Actual spare capacity.

Site ID	Active Places Site ID	Site name	Analysis area	Sub area	Management	Type of tenure	Pitch type	Pitch size	No. of pitches	Available for community use?	Agreed quality rating	Current play (match sessions)	Site capacity (match sessions)	Capacity balance	Spare capacity available in peak period	Comments
147	1041863	Wrenbury Recreation Ground	South	Nantwich	Leisure Trust	Secure	Youth	11v11	1	Yes	Poor	1	1	0	0	Played to capacity.
							Mini	5v5	1	Yes-unused	Poor	0	2	2	1	Discounted due to poor pitch quality.
148	6007237	Wynbury Playing Fields	South	Nantwich	Council	Secure	Mini	7v7	1	Yes	Poor	2	2	0	0	Played to capacity.
149	N/A	Wistaston Church Lane Primary School	South	Crewe	School	Unsecure	Mini	7v7	1	No	Standard	-	-	-	-	Unavailable for community use.
							Mini	5v5	1	No	Standard	-	-	-	-	Unavailable for community use.
150	30005617	Crewe Alexandra Football Club	South	Crewe	Sports Club	Secure	Adult	-	1	No	Good	-	-	-	-	Unavailable for community use.
151	1200789	All Hallows Catholic College	North	Macclesfield	School	Secure	Youth	11v11	2	Yes	Poor	3.5	2	1.5	0	Overplayed.
162	1009521	Tytherington High School	North	Macclesfield	School	Unsecure	Youth	11v11	1	Yes-unused	Standard	1	2	1	1	Discounted due to unsecure tenure.
							Youth	9v9	1	Yes-unused	Standard	1	2	1	1	Discounted due to unsecure tenure.
163	30007527	Reaseheath Training Complex	South	Nantwich	Sports Club	Secure	Adult	-	2	No	Good	-	-	-	-	Unavailable for community use.
							Youth	11v11	2	No	Good	-	-	-	-	Unavailable for community use.
							Youth	9v9	2	No	Good	-	-	-	-	Unavailable for community use.
164	N/A	Acton Primary School	South	Nantwich	School	Unsecure	Mini	5v5	1	No	Standard	-	-	-	-	Unavailable for community use.
165	N/A	Adlington Primary School	North	Poynton	School	Unsecure	Mini	5v5	1	No	Standard	-	-	-	-	Unavailable for community use.
166	N/A	Alderley Edge Community Primary School	North	Wilmslow	School	Unsecure	Mini	7v7	1	Yes	Standard	1.5	4	2.5	1	Discounted due to unsecure tenure.
167	N/A	Alsager Highfields Primary School	Central	Alsager	School	Unsecure	Mini	5v5	1	Yes-unused	Standard	1	4	3	1	Discounted due to unsecure tenure.
168	N/A	Ashdene Primary School	North	Wilmslow	School	Unsecure	Mini	5v5	1	Yes-unused	Standard	1	4	3	1	Discounted due to unsecure tenure.
169	N/A	Astbury St Mary's CE Primary	Central	Congleton	School	Unsecure	Mini	5v5	1	No	Standard	-	-	-	-	Unavailable for community use.
170	N/A	Audlem St James CE Primary	South	Nantwich	School	Unsecure	Mini	7v7	1	No	Poor	-	-	-	-	Unavailable for community use.
171	N/A	Bickerton Holy Trinity Primary School	South	Nantwich	School	Unsecure	Mini	5v5	2	Yes-unused	Poor	2	4	2	2	Discounted due to unsecure tenure and poor pitch quality.
172	N/A	Bollinbrook Primary School	North	Macclesfield	School	Unsecure	Mini	7v7	1	Yes	Standard	3	4	1	1	Discounted due to unsecure tenure and poor pitch quality.
174	N/A	Brereton Primary School	Central	Sandbach	School	Unsecure	Mini	5v5	1	Yes-unused	Standard	1	4	3	1	Discounted due to unsecure tenure.

Site ID	Active Places Site ID	Site name	Analysis area	Sub area	Management	Type of tenure	Pitch type	Pitch size	No. of pitches	Available for community use?	Agreed quality rating	Current play (match sessions)	Site capacity (match sessions)	Capacity balance	Spare capacity available in peak period	Comments
175	N/A	Bridgemere Primary School	South	Nantwich	School	Unsecure	Mini	5v5	1	Yes-unused	Poor	1	2	1	1	Discounted due to unsecure tenure and poor pitch quality.
176	N/A	Broken Cross Community School	North	Macclesfield	School	Unsecure	Mini	7v7	1	Yes-unused	Poor	1	2	1	1	Discounted due to unsecure tenure and poor pitch quality.
178	N/A	Christ the King Primary	North	Macclesfield	School	Unsecure	Mini	5v5	1	Yes-unused	Poor	1	2	1	1	Discounted due to unsecure tenure and poor pitch quality.
179	N/A	Cledford Primary School	Central	Middlewich	School	Unsecure	Mini	7v7	1	Yes-unused	Poor	1	2	1	1	Discounted due to unsecure tenure and poor pitch quality.
180	N/A	Daven Primary School	Central	Congleton	School	Unsecure	Mini	7v7	1	Yes-unused	Standard	1	4	3	1	Discounted due to unsecure tenure.
181	N/A	Dean Oaks Primary School	North	Wilmslow	School	Unsecure	Mini	5v5	1	Yes-unused	Standard	1	4	3	1	Discounted due to unsecure tenure.
182	N/A	Disley Primary School	North	Poynton	School	Unsecure	Mini	5v5	1	No	Poor	-	-	-	-	Unavailable for community use.
184	N/A	Elworth Primary School	Central	Sandbach	School	Unsecure	Mini	5v5	1	No	Standard	-	-	-	-	Unavailable for community use.
185	N/A	Excalibur Primary School	Central	Alsager	School	Unsecure	Mini	5v5	1	No	Standard	-	-	-	-	Unavailable for community use.
187	N/A	Haslington Primary School	South	Crewe	School	Unsecure	Mini	5v5	1	Yes-unused	Standard	1	4	3	1	Discounted due to unsecure tenure.
188	N/A	Havannah Primary School	Central	Congleton	School	Unsecure	Mini	5v5	1	No	Standard	-	-	-	-	Unavailable for community use.
190	N/A	Hollinhey Primary School	North	Macclesfield	School	Unsecure	Youth	9v9	1	Yes-unused	Standard	1	2	1	1	Discounted due to unsecure tenure.
191	N/A	Hurdsfield Community Primary School	North	Macclesfield	School	Unsecure	Youth	9v9	1	Yes	Poor	2.5	1	1.5	0	Overplayed.
192	N/A	Ivy Bank Primary School	North	Macclesfield	School	Unsecure	Mini	7v7	1	No	Poor	-	-	-	-	Unavailable for community use.
194	N/A	Little Bollington Primary	North	Knutsford	School	Unsecure	Mini	5v5	1	No	Standard	-	-	-	-	Unavailable for community use.
195	N/A	Lostock Hall Primary School	North	Poynton	School	Unsecure	Mini	5v5	2	Yes-unused	Standard	2	8	6	2	Discounted due to unsecure tenure.
196	N/A	Mablins Lane Community Primary School	South	Crewe	School	Unsecure	Mini	5v5	1	No	Standard	-	-	-	-	Unavailable for community use.
197	N/A	Manor Park Primary School	North	Knutsford	School	Unsecure	Mini	7v7	1	Yes-unused	Poor	1	2	1	1	Discounted due to unsecure tenure and poor pitch quality.
198	N/A	Marlfields Primary School	Central	Congleton	School	Unsecure	Mini	5v5	1	Yes-unused	Standard	1	4	3	1	Discounted due to unsecure tenure.
199	N/A	Middlewich Primary School	Central	Middlewich	School	Unsecure	Youth	9v9	2	Yes	Standard	3	4	1	1	Discounted due to unsecure tenure.
							Youth	11v11	1	Yes	Standard	2.5	2	0.5	0	Overplayed.

Site ID	Active Places Site ID	Site name	Analysis area	Sub area	Management	Type of tenure	Pitch type	Pitch size	No. of pitches	Available for community use?	Agreed quality rating	Current play (match sessions)	Site capacity (match sessions)	Capacity balance	Spare capacity available in peak period	Comments
200	N/A	Millfields Primary School	South	Nantwich	School	Unsecure	Mini	5v5	1	No	Standard	-	-	-	-	Unavailable for community use.
202	N/A	Mossley CE Primary	Central	Congleton	School	Unsecure	Mini	7v7	1	No	Standard	-	-	-	-	Unavailable for community use.
203	N/A	Nether Alderley Primary School	North	Knutsford	School	Unsecure	Mini	5v5	1	Yes-unused	Poor	1	2	1	1	Discounted due to unsecure tenure and poor pitch quality.
204	N/A	Pear Tree Primary School	South	Nantwich	School	Unsecure	Mini	7v7	1	Yes-unused	Standard	1	4	3	1	Discounted due to unsecure tenure.
206	N/A	Puss Bank Primary School	North	Macclesfield	School	Unsecure	Mini	7v7	2	Yes	Poor	2.5	4	1.5	2	Discounted due to unsecure tenure and poor pitch quality.
207	N/A	Rainow Primary School	North	Macclesfield	School	Unsecure	Mini	5v5	1	No	Poor	-	-	-	-	Unavailable for community use.
208	N/A	Rode Heath Primary School	Central	Alsager	School	Unsecure	Mini	5v5	2	No	Standard	-	-	-	-	Unavailable for community use.
209	N/A	Sandbach Community Primary School	Central	Sandbach	School	Unsecure	Mini	5v5	1	No	Standard	-	-	-	-	Unavailable for community use.
210	N/A	Scholar Green Primary School	Central	Alsager	School	Unsecure	Mini	7v7	1	Yes-unused	Standard	1	4	3	1	Discounted due to unsecure tenure.
211	1041822	Shavington Primary School	South	Crewe	School	Unsecure	Mini	7v7	1	Yes-unused	Standard	1	4	3	1	Discounted due to unsecure tenure.
215	N/A	St Anne's Catholic Primary	South	Nantwich	School	Unsecure	Mini	5v5	1	No	Standard	-	-	-	-	Unavailable for community use.
216	N/A	St Anne's Fulshaw Primary	North	Wilmslow	School	Unsecure	Mini	5v5	1	Yes-unused	Standard	1	4	3	1	Discounted due to unsecure tenure.
217	N/A	St Benedict's Catholic Primary	North	Wilmslow	School	Unsecure	Mini	5v5	1	Yes-unused	Standard	1	4	3	1	Discounted due to unsecure tenure.
219	N/A	St John's Primary (Sandbach)	Central	Sandbach	School	Unsecure	Mini	7v7	1	No	Standard	-	-	-	-	Unavailable for community use.
220	N/A	St Mary's Primary School (Congleton)	Central	Congleton	School	Unsecure	Mini	5v5	1	No	Standard	-	-	-	-	Unavailable for community use.
221	N/A	St Mary's Primary School (Crewe)	South	Crewe	School	Unsecure	Mini	7v7	1	No	Standard	-	-	-	-	Unavailable for community use.
226	N/A	Stapeley Broad Lane Primary	South	Nantwich	School	Unsecure	Mini	5v5	1	No	Standard	-	-	-	-	Unavailable for community use.
227	N/A	Styal Primary School	North	Wilmslow	School	Unsecure	Mini	5v5	1	Yes-unused	Poor	1	2	1	1	Discounted due to unsecure tenure and poor pitch quality.
229	N/A	The Quinta Academy	Central	Congleton	School	Unsecure	Mini	7v7	1	Yes-unused	Standard	1	4	3	1	Discounted due to unsecure tenure.
230	N/A	Upton Priory Primary School	North	Macclesfield	School	Unsecure	Mini	7v7	2	Yes	Standard	2.5	8	5.5	2	Discounted due to unsecure tenure.
231	30005513	Vernon Infant School	North	Poynton	School	Secure	Youth	9v9	1	Yes	Standard	2	2	0	0	Played to capacity.

Site ID	Active Places Site ID	Site name	Analysis area	Sub area	Management	Type of tenure	Pitch type	Pitch size	No. of pitches	Available for community use?	Agreed quality rating	Current play (match sessions)	Site capacity (match sessions)	Capacity balance	Spare capacity available in peak period	Comments
234	30005658	Weaver Primary School	South	Nantwich	School	Unsecure	Youth	11v11	2	Yes-unused	Standard	2	4	2	2	Discounted due to unsecure tenure.
							Youth	9v9	1	Yes-unused	Standard	1	2	1	1	Discounted due to unsecure tenure.
							Mini	7v7	4	Yes-unused	Standard	4	16	12	4	Discounted due to unsecure tenure.
236	N/A	Wheelock Primary School	Central	Sandbach	School	Unsecure	Mini	5v5	1	No	Standard	-	-	-	-	Unavailable for community use.
237	N/A	Willaston Primary School	South	Crewe	School	Unsecure	Mini	5v5	1	No	Poor	-	-	-	-	Unavailable for community use.
238	N/A	Wistaston Green Primary School	South	Crewe	School	Unsecure	Mini	7v7	1	No	Standard	-	-	-	-	Unavailable for community use.
240	N/A	Worth Primary School	North	Poynton	School	Unsecure	Mini	5v5	1	Yes-unused	Standard	1	4	3	1	Discounted due to unsecure tenure.
241	N/A	Wrenbury Primary School	South	Nantwich	School	Unsecure	Mini	5v5	1	No	Standard	-	-	-	-	Unavailable for community use.
242	N/A	Wybunbury Delves Primary School	South	Nantwich	School	Unsecure	Mini	5v5	1	Yes-unused	Standard	1	4	3	1	Discounted due to unsecure tenure.
247	3000471	Prestbury Playing Fields	North	Macclesfield	Parish	Secure	Youth	11v11	1	Yes-unused	Poor	0	2	2	1	Discounted due to poor pitch quality.
248	N/A	Jasmine Park	North	Macclesfield	Sports Club	Secure	Youth	11v11	2	Yes	Standard	5.5	2	3.5	0	Overplayed.
249	6005975	Mount Vernon	North	Poynton	Council	Secure	Adult	-	1	Yes	Standard	2	2	0	0	Played to capacity.
250	N/A	St Gregory's Catholic Primary School	North	Macclesfield	School	Unsecure	Mini	5v5	1	Yes-unused	Standard	1	4	3	1	Discounted due to unsecure tenure.
251	N/A	Dean Valley Primary School	North	Macclesfield	School	Unsecure	Mini	5v5	1	Yes-unused	Standard	1	4	3	1	Discounted due to unsecure tenure.
253	3000859	Alsager Sports Hub	Central	Alsager	Leisure Trust	Secure	Adult	-	1	Yes	Standard	2.5	2	0.5	0	Overplayed.
							Youth	11v11	2	Yes	Standard	4	4	0	0	Played to capacity.
							Youth	9v9	2	Yes	Standard	1.5	4	2.5	0	No spare capacity within the peak period.
257	6005762	Deva Playing Fields	North	Poynton	Council	Secure	Adult	-	1	Yes-unused	Poor	0	1	1	1	Discounted due to poor pitch quality.
							Youth	11v11	2	Yes	Poor	1.5	2	0.5	1	Discounted due to poor pitch quality.
260	30006868	Ilford Playing Fields (Mobberley)	North	Knutsford	Council	Secure	Youth	11v11	1	Yes	Poor	1.5	1	0.5	0	Overplayed.
261	30004799	Over Peover Parish Playing Fields	North	Knutsford	Parish	Secure	Adult	-	1	Yes-unused	Poor	0	1	1	1	Discounted due to poor pitch quality.
266	N/A	Joey the Swan Playing Fields	South	Crewe	Council	Secure	Adult	-	1	Yes-unused	Poor	0	1	1	1	Discounted due to poor pitch quality.

Site ID	Active Places Site ID	Site name	Analysis area	Sub area	Management	Type of tenure	Pitch type	Pitch size	No. of pitches	Available for community use?	Agreed quality rating	Current play (match sessions)	Site capacity (match sessions)	Capacity balance	Spare capacity available in peak period	Comments
							Mini	7v7	1	Yes-unused	Poor	0	2	2	1	Discounted due to poor pitch quality.
267	N/A	The Wilmslow Academy	North	Wilmslow	School	Unsecure	Mini	7v7	1	Yes-unused	Standard	1	4	3	1	Discounted due to unsecure tenure.
268	N/A	Gawsworth Primary School	North	Macclesfield	School	Unsecure	Youth	11v11	1	Yes	Poor	1.5	1	0.5	-	Overplayed.
269	N/A	Fermain Academy	North	Macclesfield	School	Unsecure	Youth	11v11	1	Yes	Standard	2	2	0	-	Played to capacity.

Actual spare capacity

The table below identifies actual spare capacity by site and pitch type across Cheshire East. It totals 13.5 match equivalent sessions per week and is identified across 17 pitches at 11 sites.

Table 2.18: Actual (peak time) spare capacity site by site

Site ID	Site name	Analysis area	Sub area	Pitch type	No. of pitches	Capacity rating (match sessions)
11	Back Lane	Central	Congleton	Adult	2	1.5
23	Brookfield Park	South	Nantwich	Adult	1	1
27	Carnival Field	North	Wilmslow	Adult	1	0.5
39	Cumberland Arena	South	Crewe	Adult	1	1
65	King George V Playing Fields	South	Crewe	Adult	3	0.5
				Youth 9v9	3	3
77	Knutsford Football Club (Manchester Road)	North	Knutsford	Adult	1	0.5
103	Poynton Sports Club	North	Poynton	Adult	1	0.5
106	Ruskin Community High School	South	Crewe	Adult	1	1
111	Shavington Academy	South	Crewe	Adult	1	1
120	Styal Playing Fields	North	Wilmslow	Adult	1	1
146	Wood Park Stadium (Alsager Town Football Club)	Central	Alsager	Adult	2	2
				Total	**17**	**13.5**

Actual spare capacity is broken down by analysis area and pitch type in the table below. It is only identified predominately on adult pitches and is most prevalent in Crewe (6.5 match equivalent sessions per week). No actual spare capacity is found on youth 11v11, mini 7v7 or mini 5v5 pitches.

Table 2.19: Actual spare capacity summary

Analysis area	Sub area	Actual spare capacity (match sessions per week)					
		Adult	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5	Total
North	Knutsford	0.5	-	-	-	-	0.5
	Macclesfield	-	-	-	-	-	-
	Poynton	0.5	-	-	-	-	0.5
	Wilmslow	1.5	-	-	-	-	1.5
Central	Alsager	2	-	-	-	-	2
	Congleton	1.5	-	-	-	-	1.5
	Holmes Chapel	-	-	-	-	-	-
	Middlewich	-	-	-	-	-	-
	Sandbach	-	-	-	-	-	-
South	Crewe	3.5	-	3	-	-	6.5
	Nantwich	1	-	-	-	-	1
	Cheshire East	**10.5**	**0**	**3**	**0**	**0**	**13.5**

In addition, 110.5 match equivalent sessions of spare capacity are discounted due to poor quality or unsecure tenure, or a combination of both. This is considerable.

Overplay

Overplay occurs when there is more play accommodated on a site than it can sustain (based on its quality rating), which can often be due to the low carrying capacity of pitches. In Cheshire East, 39 pitches across 22 sites are overplayed by a combined total of 57 match equivalent sessions per week.

Table 2.20: Overplay on pitches

Site ID	Site name	Analysis area	Sub area	Pitch type	No. of pitches	Capacity rating (match sessions)
34	Congleton High School	Central	Congleton	Youth (11v11)	2	0.5
43	Eaton Bank Academy	Central	Congleton	Youth (11v11)	2	5
44	Egerton Youth Club	North	Knutsford	Adult	1	1.5
				Youth (11v11)	3	7
				Youth (9v9)	1	4
58	Holmes Chapel Leisure Centre	Central	Holmes Chapel	Adult	1	0.5
				Youth (11v11)	1	5
61	Jim Evison Playing Fields	North	Wilmslow	Youth (11v11)	1	2
				Youth (9v9)	1	2
69	Lacey Green Pavilion	North	Wilmslow	Youth (11v11)	2	3
75	Malbank School & Sixth Form College	South	Nantwich	Adult	3	1
84	Middlewich Town Football Club	Central	Middlewich	Adult	1	0.5
107	Sandbach Community Football Centre	Central	Sandbach	Adult	2	0.5
117	St John's Road	Central	Congleton	Youth (11v11)	1	0.5
128	The Macclesfield Academy/Macclesfield College	North	Macclesfield	Youth (11v11)	2	1.5
				Youth (9v9)	1	1.5
130	The Peacock Sports Ground	South	Crewe	Youth (11v11)	2	5.5
132	Tytherington Pitches (Rugby Drive)	North	Macclesfield	Youth (9v9)	1	5
133	Upcast Lane	North	Wilmslow	Youth (11v11)	1	1.5
144	Eric Swan Sports Ground	South	Crewe	Adult	1	0.5
151	All Hallows Catholic College	North	Macclesfield	Youth (11v11)	2	1.5
191	Hurdsfield Community Primary School	North	Macclesfield	Youth (9v9)	1	1.5

Site ID	Site name	Analysis area	Sub area	Pitch type	No. of pitches	Capacity rating (match sessions)
199	Middlewich Primary School	Central	Middlewich	Youth (11v11)	1	0.5
248	Jasmine Park	North	Macclesfield	Youth (11v11)	2	3.5
253	Alsager Sports Hub	Central	Alsager	Adult	1	0.5
260	Ilford Playing Fields (Mobberley)	North	Knutsford	Youth (11v11)	1	0.5
268	Gawsworth Primary School	North	Macclesfield	Youth (11v11)	1	0.5
				Totals	**39**	**57**

Overplay is broken down by analysis area and pitch type in the following table. The highest level of overplay is identified on youth 11v11 pitches (38 match equivalent sessions per week) and in Macclesfield (15 match equivalent sessions per week).

Table 2.21: Overplay summary

Analysis area	Sub analysis areas	Overplay (match sessions per week)					
		Adult	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5	Total
North	Knutsford	1.5	7.5	4	-	-	**13**
	Macclesfield	-	7	8	-	-	**15**
	Poynton	-	-	-	-	-	**0**
	Wilmslow	-	6.5	2	-	-	**8.5**
Central	Alsager	0.5	-	-	-	-	**0.5**
	Congleton	-	6	-	-	-	**6**
	Holmes Chapel	0.5	5	-	-	-	**5.5**
	Middlewich	0.5	0.5	-	-	-	**1**
	Sandbach	0.5	-	-	-	-	**0.5**
South	Crewe	0.5	5.5	-	-	-	**6**
	Nantwich	1	-	-	-	-	**1**
Cheshire East		**5**	**38**	14	**0**	**0**	**57**

Of the overplayed pitches, eight are assessed as poor quality, whereby their low carrying capacity contributes to the overuse. Moreover, some of the overplayed pitches are over marked by other pitch types, which intensifies their usage and either causes the overplay or makes it significantly worse (e.g., at Peacock Sports Ground and Egerton Youth Club).

When compared to 2020/21 findings, overplay has remained the same, although it is now present at seven fewer sites. This suggests more concentrated use at some key sites such as Egerton Youth Club.

2.5: Supply and demand analysis

Having considered supply and demand, the tables below identify current demand (i.e., spare capacity taking away overplay) in each of the analysis areas for the different pitch types, based on match equivalent sessions. Future demand is then also considered, based on future growth identified through population increases.

Adult football

Overall spare capacity exists currently on adult pitches, with this amounting to 5.5 match equivalent sessions per week. However, shortfalls are evident in Knutsford in the North Analysis Area and in Holmes Chapel, Middlewich and Sandbach in the Central Analysis Area.

When accounting for future demand through population growth, six additional teams are expected to be generated (three match equivalent sessions per week). This leads to minimal spare capacity remaining, with this amounting to 2.5 match equivalent sessions. A shortfall is also created in Macclesfield.

Table 2.22: Supply and demand position for adult pitches

Analysis area	Sub area	Demand (match equivalent sessions)				
		Actual spare capacity	Overplay	Current total	Future demand	Future total
North	Knutsford	0.5	1.5	1	0.5	1.5
	Macclesfield	-	-	0	0.5	0.5
	Poynton	0.5	-	0.5	-	0.5
	Wilmslow	1.5	-	1.5	0.5	1
Central	Alsager	2	0.5	1.5	-	1.5
	Congleton	1.5	-	1.5	0.5	1
	Holmes Chapel	-	0.5	0.5	-	1
	Middlewich	-	0.5	0.5	-	0.5
	Sandbach	-	0.5	0.5	0.5	1
South	Crewe	3.5	0.5	3	0.5	2.5
	Nantwich	1	1	0	-	0
Cheshire East		**10.5**	**5**	**5.5**	**3**	**2.5**

Youth 11v11 football

There is a considerable shortfall of youth 11v11 pitch capacity identified, with this currently amounting to 38 match equivalent sessions per week. Shortfalls are evidenced in Knutsford, Macclesfield, Wilmslow, Congleton, Holmes Chapel, Middlewich and Crewe.

When accounting for future demand, eight additional teams are expected to be generated (four match equivalent sessions per week). This leads to a future shortfall of 42 match equivalent sessions per week, with a shortfall also established in Sandbach.

Table 2.23: Supply and demand position for youth 11v11 pitches

Analysis area	Sub area	Demand (match equivalent sessions)				
		Actual spare capacity	Overplay	Current total	Future demand	Future total
North	Knutsford	-	7.5	7.5	0.5	8
	Macclesfield	-	7	7	0.5	7.5
	Poynton	-	-	0	-	0
	Wilmslow	-	6.5	6.5	0.5	7
Central	Alsager	-	-	0	0.5	0.5
	Congleton	-	6	6	0.5	6.5
	Holmes Chapel	-	5	5	0.5	5.5
	Middlewich	-	0.5	0.5	-	0.5
	Sandbach	-	-	0	0.5	0.5
South	Crewe	-	5.5	5.5	0.5	6
	Nantwich	-	-	0	-	0
Cheshire East		**0**	**38**	**38**	**4**	**42**

Youth 9v9 football

There is a current shortfall of youth 9v9 pitch capacity identified, with this amounting to 11 match equivalent sessions per week. Shortfalls are evidenced in Knutsford, Macclesfield, and Wilmslow, all of which are in the North Analysis Area.

When accounting for future demand, six additional teams are expected to be generated (three match equivalent sessions per week). This leads to a future shortfall of 14 match equivalent sessions, with a shortfall also established in Congleton and Sandbach.

Table 2.24: Supply and demand position for youth 9v9 pitches

Analysis area	Sub area	Demand (match equivalent sessions)				
		Actual spare capacity	Overplay	Current total	Future demand	Future total
North	Knutsford	-	4	4	0.5	4.5
	Macclesfield	-	8	8	0.5	8.5
	Poynton	-	-	0	-	0
	Wilmslow	-	2	2	0.5	2.5
Central	Alsager	-	-	0	-	0
	Congleton	-	-	0	0.5	0.5
	Holmes Chapel	-	-	0	-	0
	Middlewich	-	-	0	-	0
	Sandbach	-	-	0	0.5	0.5
South	Crewe	3	-	3	0.5	2.5
	Nantwich	-	-	0	-	0
Cheshire East		**3**	**14**	**11**	**3**	**14**

Mini 7v7 football

Mini 7v7 pitches are currently operating at capacity, with no actual spare capacity or overplay. This is partly a consequence of most demand utilising the 3G pitches across Cheshire East.

When accounting for future demand, five additional teams are expected to be generated (2.5 match equivalent sessions per week). This theoretically leads to a future capacity shortfall in Knutsford, Macclesfield, Congleton, Sandbach and Crewe, although it is likely that the growth will also be accommodated on the 3G pitch stock.

Table 2.25: Supply and demand position for mini 7v7 pitches

Analysis area	Sub area	Demand (match equivalent sessions)				
		Actual spare capacity	Overplay	Current total	Future demand	Future total
North	Knutsford	-	-	0	0.5	0.5
	Macclesfield	-	-	0	0.5	0.5
	Poynton	-	-	0	-	0
	Wilmslow	-	-	0	-	0
Central	Alsager	-	-	0	-	0
	Congleton	-	-	0	0.5	0.5
	Holmes Chapel	-	-	0	-	0
	Middlewich	-	-	0	-	0
	Sandbach	-	-	0	0.5	0.5
South	Crewe	-	-	0	0.5	0.5
	Nantwich	-	-	0	-	0
Cheshire East		**0**	**0**	**0**	**2.5**	**2.5**

Mini 5v5 football

As with mini 7v7 pitches, mini 5v5 pitches are also currently operating at capacity, with 3G provision generally being utilised instead of grass pitches for this format of play.

When accounting for future demand, three additional teams are expected to be generated (1.5 match equivalent sessions per week). This will lead to a future shortfall of 1.5 match equivalent sessions per week and shortfalls in Macclesfield, Congleton and Crewe, if grass pitches are used.

Table 2.26: Supply and demand position for mini 5v5 pitches

Analysis area	Sub area	Demand (match equivalent sessions)				
		Actual spare capacity	Overplay	Current total	Future demand	Future total
North	Knutsford	-	-	0	-	0
	Macclesfield	-	-	0	0.5	0.5
	Poynton	-	-	0	-	0
	Wilmslow	-	-	0	-	0
Central	Alsager	-	-	0	-	0
	Congleton	-	-	0	0.5	0.5
	Holmes Chapel	-	-	0	-	0
	Middlewich	-	-	0	-	0
	Sandbach	-	-	0	-	0

Analysis area	Sub area	Demand (match equivalent sessions)				
		Actual spare capacity	Overplay	Current total	Future demand	Future total
South	Crewe	-	-	0	0.5	0.5
	Nantwich	-	-	0	-	0
Cheshire East		**0**	**0**	**0**	**1.5**	**1.5**

2.6: Conclusion

Using the supply and demand tables above, the table below summarises the overall supply and demand balance by pitch type in Cheshire East.

Table 2.27: Summary of supply and demand

Pitch type	Demand (match equivalent sessions)				
	Actual spare capacity	Overplay	Current total	Future demand	Total
Adult	10.5	5	5.5	3	**2.5**
Youth 11v11	0	38	38	4	**42**
Youth 9v9	3	14	11	3	**14**
Mini 7v7	0	0	0	2.5	**2.5**
Mini 5v5	0	0	0	1.5	**1.5**

Overall, it is determined that there is current and future spare capacity for adult football, but a significant shortfall of capacity of both youth 11v11 and youth 9v9 football. Mini football is being played to capacity on grass pitches on account of 3G pitches also being utilised.

Changes since the previous study

When compared to the findings of the last update of the previous study, there is now a larger shortfall of youth 11v11 and youth 9v9 pitches. However, historic shortfalls of adult, mini 7v7 and mini 5v5 pitches have been eradicated, despite a growth in demand within these formats of play. For adult football, this is seemingly a consequence of many youth 11v11 teams transferring away from adult pitches (consequently resulting in the increased youth 11v11 pitch shortfalls), whereas for mini pitches it is due to an increased level of activity taking place via 3G pitches.

Table 2.28: Supply and demand comparison to previous PPS update (2021)

Pitch type	Demand (match equivalent sessions)			
	2021 current total	2023 current total	2021 future total	2023 future total
Adult	6	5.5	7	2.5
Youth 11v11	14	38	27	42
Youth 9v9	10.5	11	16	14
Mini 7v7	3	0	4.5	2.5
Mini 5v5	0.5	0	6.5	1.5

Football – supply and demand summary

- In total, 17 pitches display some level of actual spare capacity across 11 sites, equating to 13.5 match equivalent sessions, whereas 39 pitches across 22 sites are overplayed by a combined total of 57 match equivalent sessions per week.
- Overall, it is determined that there is current and future spare capacity for adult football and a significant shortfall of capacity for both youth 11v11 and youth 9v9 football, whilst mini football is at capacity.
- There is now a larger shortfall of youth 11v11 and youth 9v9 pitches when compared to 2021 findings, although previous shortfalls of adult and mini pitches have been eradicated.
- For adult football, the improved picture is seemingly a consequence of many youth teams transferring demand (resulting in the increased youth pitch shortfalls), whereas for mini pitches it is due to an increased level of activity taking place via 3G pitches.

Football – supply summary

- The audit identifies 310 grass football pitches within Cheshire East across 172 sites, with 250 pitches available for community use across 136 sites.
- Overall, since the 2021 PPS study, the total number of pitches has decreased by 10%.
- There are seven disused sites identified that previously offered football pitches.
- Future provision could be established at Land North of Glastonbury Drive as well as at the Crown Estates site in Knutsford, as part of the Garden Village development in Handforth, and at Egerton Youth Club.
- 30 teams (representing 4% of demand) are currently without security of tenure at their venues, including Knutsford FC following the expiration of its lease agreement.
- Of the community available pitches, 130 are managed by education operators, 85 by the Council or its leisure provider, 32 by clubs and three by other entities.
- 24 community available pitches are assessed as good quality, 165 as standard and 61 as poor.
- There are 91 pitches not serviced by accessible changing accommodation, whilst 52 are serviced by poor quality facilities.

Football - demand summary

- A total of 776 teams across 82 clubs are identified as playing within Cheshire East, with this equating to 136 senior men's, 24 senior women's, 332 youth boys', 60 youth girls' and 224 mini soccer teams.
- Since the previous study was last updated in 2021, the total number of teams has increased from 692 teams, representing a growth of 84 teams, which is substantial.
- Overall, 57 teams are exported outside of Cheshire East to fulfil match demand, although this is predominately due to accessing central venue structures.
- Many teams import demand into Cheshire East, which is also a consequence of central venues being used by leagues such as the Alexandra Soccer League and the South Cheshire Youth League.
- Seven clubs indicate that they could field more teams if they had access to more pitches (latent/unmet demand).
- Team generation rates predict an increase amounting to six adult, eight youth 11v11, six youth 9v9, five mini 7v7 and three mini 5v5 teams, whilst nine clubs have aspirations to grow by a total of 59 teams.
- Crewe FC, Holmes Chapel Hurricanes FC, Nantwich Town FC and Sandbach United FC also express an aspiration to grow but do not quantify this potential.

PART 3: THIRD GENERATION TURF (3G) ARTIFICIAL GRASS PITCHES (AGPS)

3.1: Introduction

Competitive football can take place on 3G surfaces that have been FIFA or International Matchball Standard tested and approved by the FA for inclusion on the FA pitch register. As such, in addition to training demand, a growing number of 3G pitches are now used for match play, providing that the performance standard meets FIFA quality requirements.

World Rugby produced the 'Performance Specification for artificial grass pitches for rugby', more commonly known as 'Regulation 22', which provides the necessary technical detail to produce pitch systems that are appropriate for rugby union. The artificial surface standards identified in Regulation 22 allows matches and full contact training to be played on surfaces that meet the required standard, meaning full contact activity, including tackling, rucking, mauling and lineouts, can take place.

Competitive rugby league play and contact practice is permitted to take place on 3G pitches which are deemed by the Rugby Football League (RFL) to meet its Performance Standard. Pitches fall under two categories; community club pitches which require retesting every two years and elite stadia pitches which require an annual retest. Much of the criteria within the RFL performance standard test also forms part of the World Rugby test, meaning World Rugby certified 3G pitches are considered by the RFL to be able to meet rugby league requirements, subject to passing an additional RFL performance standard test.

Many test contractors offer reduced rates through efficiency savings to carry out multiple performance tests in the same session, therefore providers seeking 3G pitch compliancy for a number of sports would be recommended to consider this opportunity. Other sports that are known to use 3G pitches for training and match play include American football and lacrosse.

EH's Artificial Grass Playing Surface Policy (June 2016) advises that 3G pitches should not be used for hockey matches or training and that they can only be used for lower level hockey (introductory level) as a last resort when no sand-based or water-based AGPs are available.

3.2: Supply

The recommended dimensions for a full size 3G artificial grass pitch for football are 100 x 64 metres. This extends to an area of 106 x 70 metres with the recommended minimum three metre run off area included. These dimensions allow for all age group match play to take place including adults, youth under 17/18 and younger age groups via overmarked pitches, e.g. the marking out of two 9v9 pitches for under 11/12s.

If a new pitch is proposed to measure below the recommended dimensions, then justification must be provided for this in relation to the identified needs it will provide for and/or site constraints. In doing so, the impacts of a reduced pitch size in meeting current and future needs must be considered, e.g., a pitch not providing the recommended dimensions for adult match play and/or only being able to accommodate one rather than two overmarked 9v9 pitches. This justification needs to be included in the planning application details submitted to the relevant Local Planning Authority for the new pitch.

Unless otherwise stated and justified for an individual pitch, proposals in this PPS for any new 3G artificial grass pitches are based on providing them to the recommended dimensions.

There are currently 16 full size 3G pitches in Cheshire East, provided across 15 sites (Nantwich Town Football Club hosts two). Each pitch is serviced by sports lighting and 15 are available for community use (the pitch at Reaseheath Training Complex is considered to unavailable due to access being reserved for professional club Crewe Alexandra FC).

Table 3.1: Full size 3G pitches in Cheshire East

Site ID	Active Places Site ID	Site name	Postcode	Analysis area	Sub area	Community use?	Sports lighting?	Size (meters)
3	1103330	Alexandra Soccer Centre	CW2 5AF	South	Crewe	Yes	Yes	104 x 76
5	1004924	Alsager Leisure Centre	ST7 2HP	Central	Alsager	Yes	Yes	102 x 62
34	1103336	Congleton High School	CW12 4NS	Central	Congleton	Yes	Yes	100 x 61
39	1011522	Cumberland Arena	CW1 2BD	South	Crewe	Yes	Yes	97 x 60
43	1200863	Eaton Bank Academy	CW12 1NT	Central	Congleton	Yes	Yes	104 x 69
44	6016072	Egerton Youth Club	WA16 6SL	North	Knutsford	Yes	Yes	104 x 71
58	1004943	Holmes Chapel Leisure Centre	CW4 7DZ	Central	Holmes Chapel	Yes	Yes	96 x 61
83	1004950	Middlewich High School (Leisure Centre)	CW10 9BU	Central	Middlewich	Yes	Yes	97 x 63
88	6004609	Moss Rose Stadium	SK11 7SP	North	Macclesfield	Yes	Yes	105 x 74
91	1037543	Nantwich Town Football Club	CW5 5BS	South	Nantwich	Yes	Yes	102 x 64
						Yes	Yes	100 x 68
105	1101021	Reaseheath College	CW5 6DF	South	Nantwich	Yes	Yes	130 x 80
107	1042075	Sandbach Community Football Centre	CW11 3LZ	Central	Sandbach	Yes	Yes	105 x 70
151	1200789	All Hallows Catholic College	SK11 8LB	North	Macclesfield	Yes	Yes	106 x 70
163	30007527	Reaseheath Training Complex	CW5 6EL	South	Nantwich	No	Yes	106 x 73
253	3000859	Alsager Sports Hub	ST7 2TH	Central	Alsager	Yes	Yes	106 x 70

Of the community available pitches, three are in the North Analysis Area, seven in the Central Analysis Area and five in the South Analysis Area. This is summarised in the following table.

Table 3.2: Summary of the community available 3G pitches by analysis area

Analysis area	Sub area	Full size pitches available for community use
North	Knutsford	1
	Macclesfield	2
	Poynton	-
	Wilmslow	-
Central	Alsager	2
	Congleton	2
	Holmes Chapel	1
	Middlewich	1
	Sandbach	1
South	Crewe	2
	Nantwich	3
	Cheshire East	**15**

Of the pitches in the North Analysis Area, two are in Macclesfield and one is in Knutsford, whilst none are supplied in Poynton or Wilmslow. In the Central Analysis Area, there are two pitches in Alsager and Congleton, with one pitch in each of Holmes Chapel, Middlewich and Sandbach. In the South Analysis Area, Crewe supplies two community available pitches in the and Nantwich supplies three (in addition to the unavailable pitch).

In addition to the full size 3G pitches, there are also 12 smaller sized outdoor pitches across the same number of sites in Cheshire East. Of these, seven are available for community use and are serviced by sports lighting, as summarised overleaf.

Table 3.3: Additional supply of 3G pitches (smaller sized)

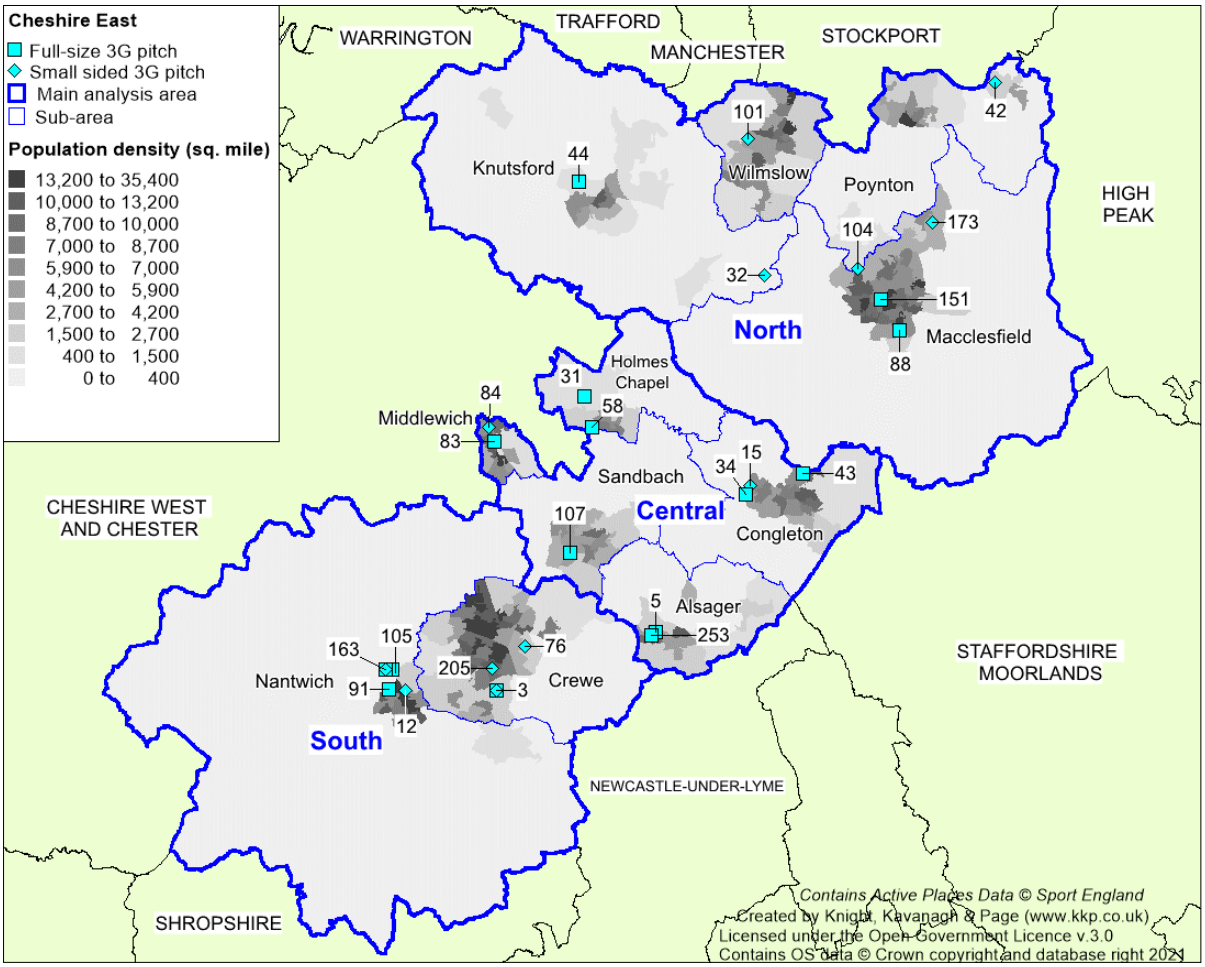
Site ID	Active Places Site ID	Site name	Postcode	Analysis area	Sub area	Community use?	Sports lighting?	Size (meters)
3	1103330	Alexandra Soccer Centre	CW2 5AF	South	Crewe	Yes	Yes	50 x 44
12	1018908	Barony Sports Complex	CW5 5QY	South	Nantwich	Yes	Yes	40 x 33
15	3033307	Black Firs County Primary	CW12 4QJ	Central	Congleton	No	No	60 x 45
32	1036086	Alderley Park (Astra Zeneca)	SK10 4TS	North	Wilmslow	Yes	Yes	36 x 18
42	1208102	Disley Amalgamated Sports Club	SK12 2JR	North	Poynton	Yes	Yes	45 x 35
76	1200756	Apollo Buckingham Health Sciences Campus	CW1 5DU	South	Crewe	Yes	Yes	60 x 40
84	6021441	Middlewich Town Football Club	CW10 9DR	Central	Middlewich	Yes	Yes	55 x 30
101	3011207	Pownall Hall School	SK9 5DW	North	Macclesfield	No	No	34 x 18
104	1208746	Priory Park (Macclesfield Rugby Club)	SK10 4AE	North	Macclesfield	Yes	Yes	65 x 40
163	30007527	Reaseheath Training Complex	CW5 6DF	South	Nantwich	No	No	25 x 20
173	N/A	Bollington St John's Primary School	SK10 5EF	North	Macclesfield	No	No	39 x 24
205	N/A	Pebble Brook Primary School	CW2 6PL	South	Crewe	No	No	20 x 10

Whilst not large enough to accommodate adult match play, smaller size provision can be used to accommodate youth and mini matches, in addition to training demand, providing that they are FA approved, of an adequate size and with appropriate run-off areas. The FA's recommended pitch size for youth football various from 91 x 55 metres to 73 x 46 metres depending on age, whilst it is 55 x 37 metres for mini 7v7 play and 37 x 27 metres for mini 5v5 play.

In addition, Reaseheath Training Complex also hosts an indoor 3G pitch, measuring 60 x 40 metres, although this is unavailable for community use as with the outdoor pitches at the site. Furthermore, an artificial area is provided at Leighton Academy, with two mini 7v7 pitches marked out. However, this is not considered to be 3G, with no rubber crumb infill. No sports lighting is provided, and community use is not offered.

For the location of the 3G pitches currently servicing Cheshire East, regardless of size, please see Figure 3.1 below.

Figure 3.1: Location of 3G pitches in Cheshire East



Changes since the previous study

Overall, there has been an increase of two full size and two smaller sized 3G pitched since the update of the previous study was carried out in 2021. The full size pitch increases is attributed to the conversion of what was a hockey suitable AGP at Alsager Leisure Centre and the creation of a second pitch at Nantwich Town Football Club, whilst the two additional smaller size pitches are located at Disley Amalgamated Sports Club and Bollington St John's Primary School. The former was also recently resurfaced from a sand-based pitch.

Future provision

Several proposals and aspirations exist across Cheshire East regarding the future creation of 3G pitches for football. Implicated sites include:

- Congleton Road
- Jim Evison Playing Fields
- Macclesfield Academy/College
- Poynton High School
- Sir William Stanier School
- Egerton Youth Club
- King George V Playing Fields
- Oakwood Farm
- Sandbach Community Football Centre

A Mitigation Strategy[6] completed in 2021 incorporating provision at Poynton High School identifies that a 3G pitch should be established at the site to help offset an overall loss of playing field land (a net gain will be provided via a scheme at Glastonbury Drive). This is linked to various housing developments across the area and incorporates the School, Poynton Sports Club and the former Vernon Infants School.

At King George V Playing Fields, Crewe FC has created plans to develop a full size 3G pitch as part of an asset transfer agreement on a parcel of land at the site. Relating to this, the Council is progressing with a tender to select a football development partner for the site, with this scheduled to be released in early 2024.

In Wilmslow, discussions are ongoing as to where a full size 3G pitch could be located, given that none are currently provided. Jim Evison Playing Field is being explored. In addition, Wilmslow Albion FC has aspirations to develop a pitch at Oakwood Farm.

Both Macclesfield Academy/Macclesfield College and Sir William Stanier School have aspirations to develop full size 3G provision at their sites. At the former, discussions are ongoing as to whether this could be through the conversion of the existing sand-based pitch or via a separate piece of land. At the latter, the development would be in addition to the existing smaller-sized sand based pitch.

Both Egerton FC and Sandbach United FC have aspirations to develop a second full size 3G pitch at each of their sites (Egerton Youth Club and Sandbach Community Football Centre).

In addition to those listed above, Macclesfield RUFC previously attempted to develop a full size World Rugby compliant 3G pitch at Priory Park; however, planning permission was refused. In addition, Wilmslow RUFC also expresses an aspiration to develop such provision.

FA 3G Pitch register

In order for competitive matches to be played on 3G pitches, the pitch should be FIFA or IMS tested and approved and added to the FA pitch register, which can be found at: https://footballfoundation.org.uk/3g-pitch-register.

Pitches undergo testing to become a FIFA Quality pitch or a FIFA Quality Pro pitch, with provision commonly constructed, installed and tested in situ to achieve either accreditation. The differences between the accreditations are that FIFA quality pitches are designed to accommodate substantial levels of regular usage, whereas FIFA Quality Pro pitches are more for high level performance, with usage levels therefore more limited to protect the standard.

For pitches used by affiliated grassroots football clubs (below Regional Feeder Leagues (Step 7)) and clubs in the Women's Football Pyramid (Tier 3), the minimum requirement of testing is the FA Register Test. However, matches played at Step 1 to 6 of the Men's National League System must follow more stringent testing, with this including a minimum pitch size of 100 x 64 metres, a run-off area of between 1.83 metres (Step 2-6) and 2.25 metres (Step 1), a consistent playing surface shade of green and line markings must be in accordance with the Laws of Association Football. In addition, FA testing must take place annually rather than every three years.

As for 3G pitches used in the Women's Football Pyramid; at Tier 1, matches cannot be played on a 3G pitch, whilst existing 3G pitches at Tier 2 must be accredited to the FIFA Recommended Quality performance standard.

[6] Poynton Mitigation Strategy

Generally, FIFA Quality pitches can be typically used for 60-85 hours per week, whereas FIFA Quality Pro pitches are able to accommodate 20-30 hours. To remain accredited, pitches must be re-assessed every three years to ensure that quality has not deteriorated beyond acceptable levels, although this is required annually for clubs using 3G pitches within the football pyramid (steps 1-6).

In Cheshire East, all the full size 3G pitches are on the FA 3G Pitch Register and can therefore be used to host competitive matches, with the exception of the pitch at Alsager Leisure Centre (a test has taken place, but its certification is yet to be confirmed). Re-testing is required every three years to ensure that this remains the case, although due to the level that Macclesfield FC play at (Step 3), the pitch at Moss Rose Stadium is tested every year.

The new pitch at Nantwich Town Football Club is FIFA Quality Pro and will also require annual testing.

Table 3.4: Summary of FIFA/FA compliancy

Site ID	Site name	FIFA/FA approved?	Certification (expiry)
3	Alexandra Soccer Centre	Yes	31/05/2024
5	Alsager Leisure Centre	TBC	TBC
34	Congleton High School	Yes	31/05/2025
39	Cumberland Arena	Yes	31/05/2024
43	Eaton Bank Academy	Yes	31/05/2024
44	Egerton Youth Club	Yes	31/05/2025
58	Holmes Chapel Leisure Centre	Yes	31/05/2025
83	Middlewich High School (Leisure Centre)	Yes	31/05/2026
88	Moss Rose Stadium	Yes	31/05/2024
91	Nantwich Town Football Club	Yes	31/05/2024
		Yes	31/05/2026
105	Reaseheath College	Yes	31/05/2026
107	Sandbach Community Football Centre	Yes	31/05/2026
151	All Hallows Catholic College	Yes	31/05/2024
163	Reaseheath Training Complex	Yes	31/05/2024
253	Alsager Sports Hub	Yes	31/05/2025

Contrastingly, none of the smaller size pitches in Cheshire East are FA approved and therefore cannot be used officially for matches (none have been identified as being used for such activity).

World Rugby compliant pitches

To enable 3G pitches to accommodate competitive rugby union matches, World Rugby has developed the Rugby Turf Performance Specification. This is to ensure that the surfaces can replicate the playing qualities of good quality grass pitches, provide a playing environment that will not increase the risk of injury and are of an adequate durability.

The specification includes a rigorous test programme that assesses ball/surface interaction and player/surface interaction and has been modified to align the standard with that of FIFA. Any 3G pitch used for any form of competitive rugby and full contact training must comply with this specification and must be tested every two years to retain compliance.

Reaseheath College provides the sole World Rugby compliant 3G pitch in Cheshire East, with teams from Crewe & Nantwich RUFC using the pitch for training and occasional match play. However, the smaller size 3G pitch at Priory Park (Macclesfield Rugby Club) is also used for some activity, despite not being accredited.

Management/ownership

In relation to the full size 3G provision, the pitches at Alexandra Soccer Centre and Reaseheath Training Complex are both managed by Crewe Alexandra FC. Similarly, pitches at Egerton Youth Club, Moss Rose Stadium, Sandbach Community Football Centre and Nantwich Town Football Club are also managed by clubs (Egerton, Macclesfield, Sandbach United and Nantwich Town football clubs, respectively).

Everybody Health & Leisure manages the provision at Alsager Sports Hub, Alsager Leisure Centre, Holmes Chapel Leisure Centre, Cumberland Arena and Middlewich Leisure Centre (High School) on behalf of the Council, whereas the pitches at Eaton Bank Academy, Reaseheath College, Congleton High School and All Hallows Catholic College are managed internally by the education providers.

Of the community available smaller size pitches, Everybody Health & Leisure manages the pitches at Alderley Park (Astra Zeneca) and Barony Sports Complex, whereas clubs manage the pitches at Alexandra Soccer Centre, Disley Amalgamated Sports Club, Middlewich Town Football Club and Priory Park (Macclesfield Rugby Club). The pitch at Apollo Buckingham Health Sciences Campus is operated by the University.

Availability

The availability of the full size 3G pitches in Cheshire East is good, with only the pitch at Reaseheath Training Complex offering no availability during peak time (midweek evenings and weekends). The only other limitations in place are due to school use at dual use sites and where 3G pitches are also used for NLS football activity, such as those at Moss Rose Stadium and Nantwich Town Football Club. No community use is allowed in and around match days because of this.

The availability at each venue providing a full size pitch is summarised in the table below.

Table 3.5: Summary of full size 3G pitch availability

Site ID	Site	Availability
3	Alexandra Soccer Centre	Available to the community from 10:00 until 22:00 Monday to Friday, from 09:00 until 19:30 on Saturdays and from 09:00 until 22:00 on Sundays.
5	Alsager Leisure Centre	Reserved for school use during the week until 18:00 Monday to Thursday and until 17:00 on Fridays. Available to the community from 18:00 until 22:00 Monday to Thursday, from 17:00 until 22:00 on Fridays, from 09:00 until 22:00 on Saturdays and from 09:00 until 16:00 on Sundays.
34	Congleton High School	Reserved for school use until 17:45 or 18:00 during the week. Available to the community from 17:45 until 21:45 Monday to Thursday, from 18:00 until 21:00 on Fridays and from 09:00 until 13:00 Saturday to Sunday.
39	Cumberland Arena	Available to the community from 17:00 until 21:30 Monday to Friday and from 09:00 until 18:00 Saturday to Sunday.

Site ID	Site	Availability
43	Eaton Bank Academy	Reserved for school use until 18:00 during the week. Available to the community from 18:00 until 21:00 Monday to Friday and from 09:00 until 21:00 Saturday to Sunday.
44	Egerton Youth Club	Available to the community every day from 09:00 until 22:00 although use is limited if Egerton FC has a home match.
58	Holmes Chapel Leisure Centre	Reserved for school use until 17:00 or 18:00 during the week. Available to the community from 17:00 until 22:00 on Mondays, Wednesday and Fridays, from 18:00 until 22:00 on Tuesdays and Thursdays and from 09:00 until 17:30 Saturday to Sunday.
83	Middlewich Leisure Centre (High School)	Reserved for school use until 18:00 during the week. Available to the community from 18:00 until 22:00 Monday to Thursday (it is unavailable of Fridays) and from 09:00 until 20:00 Saturday to Sunday.
88	Moss Rose Stadium	Available for community use, although exact hours are unknown and are limited when Macclesfield FC has home games.
91	Nantwich Town Football Club	Available to the community every day from 09:00 until 22:00 although use is limited if Nantwich Town FC has a home match.
105	Reaseheath College	Reserved for college use until 18:00 during the week. Available to the community from 18:00 until 21:00 Monday to Friday and from 09:00 until 18:00 Saturday to Sunday.
107	Sandbach Community Football Centre	Available to the community from 09:00 until 22:00 Monday to Friday and from 09:00 until 20:00 Saturday to Sunday although use is limited if Sandbach United FC has a home match.
151	All Hallows Catholic College	Reserved for school use until 18:00 during the week. Available to the community from 18:00 until 22:00 Monday to Friday and from 09:00 until 17:00 Saturday to Sunday.
163	Reaseheath Training Complex	Used solely by Crewe Alexandra FC and therefore not available for community use.
253	Alsager Sports Hub	Available to the community from 15:00 until 21:00 Monday to Friday and from 09:00 until 18:00 Saturday and Sunday.

Eaton Bank Academy has submitted a planning application to extend its operating hours. If successful, its midweek hours will increase until 22:00.

Quality

Depending on use, it is considered that the carpet of a 3G pitch usually lasts for approximately ten years and it is the age of the surface, combined with maintenance levels, which most commonly affects quality. It is therefore recommended that sinking funds be put into place by providers to enable long-term sustainability, ongoing repairs and future refurbishment beyond this period.

Across the full size pitches in Cheshire East, seven are assessed as good quality and eight as standard quality (none are poor quality). Assessments at Reaseheath Training Complex have not been possible due to the private nature of the site.

Table 3.6: Age and quality of full size 3G pitches

Site ID	Site	Year installed/ resurfaced	Quality
3	Alexandra Soccer Centre	2022	Good
5	Alsager Leisure Centre	2023	Good
34	Congleton High School	2016	Standard
39	Cumberland Arena	2017	Standard
43	Eaton Bank Academy	2020	Good
44	Egerton Youth Club	2022	Good
58	Holmes Chapel Leisure Centre	2015	Standard
83	Middlewich High School (Leisure Centre)	2012	Standard
88	Moss Rose Stadium	2021	Good
91	Nantwich Town Football Club	2007	Standard
		2023	Good
105	Reaseheath College	2016	Standard
107	Sandbach Community Football Centre	2011	Standard
151	All Hallows Catholic College	2014	Standard
163	Reaseheath Training Complex	2013	N/A
253	Alsager Sports Hub	2019	Good

The pitches at Alexandra Soccer Centre, Alsager Leisure Centre and Egerton Youth Club as well as the newest 3G pitch at Nantwich Town Football Club are assessed as particularly good quality, with all four either resurfaced or provided within the last 12 months. The pitches at Eaton Bank Academy, Moss Rose Stadium and Alsager Sports Hub are the others that are also assessed as good quality.

The full size pitches at Congleton High School, Holmes Chapel Leisure Centre, Middlewich High School (Leisure Centre), Reaseheath College, Sandbach Community Football Centre, All Hallows Catholic High School and the Cumberland Arena are each assessed as standard quality. Some of these are at or approaching their recommended ten-year lifespan, such as the pitch at Middlewich High School (Leisure Centre), whilst others have minor issues that need resolving. An example of this is found at Cumberland Arena, where a hole in the surface has appeared.

The full size pitch that is the oldest it at Nantwich Town Football Club. It has exceeded its recommended lifespan of ten years having been installed in 2007 and has noticeable quality issues, although plans are in place for it to be resurfaced soon. The pitch was initially developed with grant funding support from the FF.

The standard quality pitches at All Hallows Catholic College, Cumberland Arena, Nantwich Town Football Club and Sandbach Community Football Centre were all Football Foundation funded and therefore should have sinking funds in place as per the terms and conditions of the funding agreement.

The smaller size pitches at Apollo Buckingham Health Sciences Campus and Barony Sports Complex have also exceeded their recommended lifespans and are assessed as poor quality. The pitch at Middlewich Town Football Club is also in need of resurfacing in the near future.

Ancillary facilities

All full size 3G pitches in Cheshire East are accompanied by ancillary facilities that are considered at least adequate and no issues were raised during consultation or via site assessments.

In addition, aspirations exist for a separate clubhouse to be established at Congleton High School and for this to service the 3G pitch.

3.3: Demand

The 3G pitch stock currently servicing Cheshire East is reported to be operating at or close to capacity at peak times during midweek, especially in winter months when grass pitches cannot be used for training or recreational demand (due to a lack of sports lighting). This applies to both mid-week training demand and weekend usage given that each full size pitch is also on the FA 3G Pitch Register to host competitive matches, with the pitch at Reaseheath College also World Rugby compliant.

Currently, it is considered that most of the community-based activity on the 3G pitches is football related. To quantify this, the pitches at Cumberland Arena, Egerton Youth Club, Nantwich Town Football Club, Sandbach Community Football Centre and All Hallows Catholic College are all used by more than 50 football teams for training, in addition to supplementary midweek usage. Of the full size pitches available to the community, only those at Middlewich High School (Leisure Centre) and Reaseheath College are accessed by fewer than 20 football teams.

In addition, 179 affiliated football teams are registered across the full size pitch stock as using the provision for regular match play. The pitches at Alexandra Soccer Centre, All Hallows Catholic College, Alsager Sports Hub, Cumberland Arena and Sandbach Community Football Centre currently receive particularly high levels of match play use via the Alexandra Soccer League, Alderley Mini Soccer League and the South Cheshire Youth League.

The pitch at Holmes Chapel Leisure Centre is also being well used for match play, particularly by Holmes Chapel Hurricanes FC, Macclesfield FC and Macclesfield Town Ladies FC. However, it is also suggested that the pitch is being block booked by certain users even if they do not require access, with this subsequently limiting capacity for other clubs. Everybody Health & Leisure identifies that this happens when, as an example, Macclesfield Town Ladies FC has both of its junior teams playing away games on the same weekend, although it notes that this has only happened on a couple of occasions.

There are also small-sided commercial leagues operating on the 3G pitches. For example, Leisure Leagues operates at Cumberland Arena, Moss Rose Stadium, Sandbach Community Football Centre and Nantwich Town Football Club, whilst Soccer Sixes run leagues at Cumberland Arena, Holmes Chapel Leisure Centre and Sandbach Community Football Centre. Powerplay utilises Nantwich Town Football Club, Middlewich Leisure Centre (High School) and Holmes Chapel Leisure Centre, whereas the Alexandra Soccer Centre runs its own leagues on Mondays, Wednesdays and Sundays.

For the smaller sized pitches, those at Alexandra Soccer Centre, Barony Sports Complex, Disley Amalgamated Sports Club and particularly Middlewich Town Football Club are identified as being used for formal football training activity. All remaining usage is via recreational and casual demand.

Away from football usage, only the full size pitch at Reaseheath College and the smaller sized pitch at Priory Park (Macclesfield Rugby Club) have identified usage. The former is used for training by Crewe & Nantwich RUFC and Crewe & Nantwich Blaze Touch Rugby Club, whereas the latter is accessed by Macclesfield RUFC (for non-contact activity) and Box Lacrosse.

Demand across the 3G provision in Cheshire East is further summarised below, with the information secured via a combination of booking information from providers, club consultation and affiliation data.

Table 3.7: Summary of 3G pitch usage in Cheshire East

Site ID	Site name	Number of football teams using pitch for training	Notable users (clubs with more than five teams)	Other key users
Full size 3G				
3	Alexandra Soccer Centre	44[7]	Cheshire Blades FC Crewe Arrows FC	Crewe Alexandra FC Foundation Alexandra Soccer League
5	Alsager Leisure Centre[8]	46	N/A	N/A
34	Congleton High School	39	Congleton Town FC	-
39	Cumberland Arena	50	Crewe FC Crewe Town FC Ruskin Park FC	South Cheshire Youth League Leisure Leagues / Soccer Sixes
43	Eaton Bank Academy	38	Vale Congleton Juniors FC	-
44	Egerton Youth Club	65	Egerton FC	-
58	Holmes Chapel Leisure Centre	38	Holmes Chapel Hurricanes FC Macclesfield FC	Soccer Sixes / Powerplay
83	Middlewich High School (Leisure Centre)	14	-	Powerplay
88	Moss Rose Stadium	31	Macclesfield FC	Leisure Leagues
91	Nantwich Town Football Club[9]	64	Nantwich Town FC	Powerplay / Leisure Leagues

[7] Includes usage of the smaller sized pitch on site.
[8] As the pitch has only recently been installed, some data is unavailable.
[9] Information applies only to the oldest 3G pitch on site, with usage of the new pitch not yet clear.

Site ID	Site name	Number of football teams using pitch for training	Notable users (clubs with more than five teams)	Other key users
105	Reaseheath College	8	NAR Sports FC	Crewe Alexandra FC Crewe & Nantwich RUFC Crewe & Nantwich Blaze
107	Sandbach Community Football Centre	66	Sandbach United FC	South Cheshire Youth League Soccer Sixes / Leisure Leagues
151	All Hallows Catholic College	55	Bollington United FC Park Royal Macclesfield FC Tytherington Juniors FC	Alderley Mini Soccer League
163	Reaseheath Training Complex	-	-	-
253	Alsager Sports Hub	47	AFC Alsager	South Cheshire Youth League
Smaller size 3G				
3	Alexandra Soccer Centre	44[10]	-	Crewe Alexandra FC Foundation
12	Barony Sports Complex	3	-	-
15	Black Firs County Primary	-	-	-
32	Alderley Park (Astra Zeneca)	-	-	Bootcamp (every Saturday)
42	Disley Amalgamated Sports Club	4	-	-
76	Apollo Buckingham Health Sciences Campus	-	-	-
84	Middlewich Town Football Club	22	Middlewich Town FC	-
101	Pownall Hall School	-	-	-
104	Priory Park (Macclesfield Rugby Club)	-	-	Macclesfield RUFC UKLacrosse Coaching LTD
163	Reaseheath Training Complex	-	-	Crewe Alexandra FC
173	Bollington St John's Primary School	-	-	-
205	Pebble Brook Primary School	-	-	-

[10] Includes usage of the full size pitch on site.

In addition, supplementary booking information has been supplied by Everybody Health & Leisure regarding its pitches to further display current usage and levels of remaining capacity, based on the average week. To portray this, usage is compared against availability at peak time, using Sport England's Facilities Planning Model (FPM), which applies an overall peak period of 34 hours per week (Monday to Thursday 17:00-21:00; Friday 17:00-19:00; Saturday and Sunday 09:00-17:00). However, for midweek time slots, total availability has been multiplied where relevant based on how the provision is hired for training activity (e.g., clubs only hire a third or half a pitch depending on how it is marked out).

For the five full size pitches, the information identifies that out of 246 midweek booking slots at peak time, 182 are currently utilised, meaning only 64 remain free. No capacity remains at Cumberland Arena.
At weekends, 80 hours of availability exists, with 43 hours currently taken up, resulting in 37 hours of capacity remaining. The pitch at Middlewich High School (Leisure Centre) is particularly under-utilised in this respect.

For the smaller sized pitches, eight out of 36 midweek slots remain available, whilst 24 out of 28 weekend booking slots do. This is primarily because the supply is generally unsuitable for match play.

Table 3.8: Additional summary of 3G pitch usage for those operated by Everybody Health & Leisure

Site ID	Site name	Midweek availability (hours)	Midweek usage (hours)	Weekend availability (hours)	Weekend usage (hours)	Comments
Full size 3G						
5	Alsager Leisure Centre	36	28	16	7	Midweek, eight booking slots of spare capacity remains, with this being identified on Tuesdays, Thursdays and Fridays (the pitch is fully used Mondays and Wednesdays). At weekends, the pitch is used to capacity on Saturdays, but only receives usage from 16:00-17:00 on Sundays.
39	Cumberland Arena	54	54	16	12	The pitch has no available booking slots at peak time during midweek. At weekends, the pitch is also fully utilised on a Sunday, although spare capacity remains 09:00-10:00, 13:00-14:00 and 15:00-17:00 on Saturdays.

Site ID	Site name	Midweek availability (hours)	Midweek usage (hours)	Weekend availability (hours)	Weekend usage (hours)	Comments
58	Holmes Chapel Leisure Centre	54	34	16	12	Midweek, 20 booking slots remain free, with these existing across each evening but predominately on Mondays and Tuesdays. At weekends, the pitch remains available 14:00-17:00 on Saturdays and 16:00-17:00 Sundays but is used to capacity on both days prior to this.
83	Middlewich High School (Leisure Centre)	48	34	16	2	Midweek, 14 booking slots of capacity remain, with this equating to two slots on Mondays, four slots on Tuesdays, five slots on Wednesdays and three slots on Thursdays. At weekends, the pitch is used 10:00-12:00 on Saturdays but is available outside of this.
253	Alsager Sports Hub	54	32	16	12	Midweek, 22 booking slots remain, with this equating to four on Mondays, five on Tuesdays, four on Wednesdays, five on Thursdays and four on Fridays. At weekends, four hours of capacity exists, with this identified on Saturdays (the pitch is at capacity on Sundays).
Smaller size 3G						
32	Alderley Park (Astra Zeneca)	18	14	14	2	Midweek capacity remains 17:00-18:00 on Tuesdays, 17:00-18:00 and 20:00-21:00 on Wednesdays and 17:00-18:00 on Fridays. Only two hours of usage are currently received at weekends (10:00-12:00 on Saturdays).
12	Barony Sports Complex	18	14	14	2	Midweek, capacity remains 17:00-18:00 on Mondays, Tuesdays and Wednesdays as well as 20:00-21:00 on Wednesdays. At weekends, the pitch is only used 09:00-10:00 and 11:00-12:00 on Saturdays.

Unmet/latent demand

Getting access to good quality, affordable training facilities is a problem for many clubs throughout the country. In the winter months, midweek training is only possible at sports lit facilities, with 3G provision preferred by the FA and most clubs.

In Cheshire East, 45% of football clubs that responded to consultation report that they require additional access to 3G provision, which represents a relatively high proportion of unmet demand although it is lower than that identified in many other local authorities. Around two thirds (64%) of these clubs are currently training on 3G pitches but do not have capacity for all of their teams, or do not have access at preferred times, with this stated as an issue particularly at Alexander Soccer Centre, Cumberland Arena and Congleton High School.

The remaining clubs expressing unmet demand (36%) are not training on 3G pitches at all and are instead using sand-based pitches (particularly at Fallibroome Academy, Knutsford Leisure Centre, Macclesfield Academy Shavington Leisure Centre, Wilmslow High School, Wilmslow Phoenix Sports Club and Tytherington High School) or grass pitches, either at their home grounds or elsewhere. In total, 143 teams in Cheshire East are using sand-based pitches for training, with 126 using full size pitches and 17 using smaller sized pitches.

A degree of unmet demand for rugby union is also identified by Wilmslow RUFC as it aspires to access a 3G pitch to alleviate overuse of its grass pitches. No unmet demand for any other sports is identified.

Exported/imported demand

No football or any other relevant clubs identified as playing matches in Cheshire East currently export training activity outside of the Borough, suggesting that no exported training demand exists. However, 67 teams are exporting match play demand outside of the area, with all of these using 3G pitches. This is primarily due to the use of central venues by leagues, such as the Cheshire Girls Football League, which uses Moss Farm Leisure Complex in Cheshire West & Chester.

Linked to the above, there are plans for a second full size 3G pitch to be installed at Moss Farm Leisure Complex which will likely increase the level of exported demand from Cheshire East as it will increase capacity for central venue leagues. However, as mentioned in Part 2, Cheshire FA has aspirations to introduce a South Cheshire Division of the Cheshire Girls League which would result in the demand returning to Cheshire East. It has not been able to secure sufficient access to a suitable venue.

In terms of imported demand, a high level is reported at Alsager Leisure Centre, with several large Staffordshire-based clubs known to be using it such as Kidsgrove Athletic FC and Port Vale FC (via its academy).

No other imported training demand has been identified, although some demand does import for match play purposes due to the central venue systems used by the South Cheshire Youth League and the Alexandra Soccer League.

Future demand

As set out in Part 2 of this report, there is potential growth equating to 28 teams forecast through population projections (in addition to club aspirations). If this demand was realised, and if all additional teams wanted to train on 3G provision, it would increase the number of 3G pitches required.

Similarly, many rugby union clubs express a demand to grow, including Wilmslow RUFC which aspires to access a 3G pitch.

In addition, the Poynton Mitigation Strategy identifies that access to the planned 3G pitch at Poynton High School should be sought for Poynton Lacrosse Club. This is because its three lacrosse pitches are to be re-provided as part of a move to land north of Glastonbury Drive, but not the existing AGP due to a general lack of demand.

Furthermore, UKLacrosse Coaching LTD plans to increase its use of the smaller size 3G pitch at Priory Park (Macclesfield RUFC) to fulfil both its match and training demand. As of yet, lacrosse lines have not been marked out and the pitch is used principally by the rugby club during the winter period.

3.4: Supply and demand analysis

Football

The FA considers high quality 3G pitches as an essential tool in promoting coach and player development, with the pitches considered to be great assets on account of being able to support intensive use and use during inclement weather. Primarily, such facilities have been installed for social use and training, however, they are increasingly being used for competition, which the FA wholly supports.

Training demand

To quantify the 3G shortfall for football, the FA has established a training model, which suggests that one full size 3G pitch can accommodate 38 affiliated teams (with capacity built in for other forms of demand). It also has an aspiration for all teams to train once per week on a 3G pitch, although it is recognised that nationally some activity may need to be retained on sand-based pitches to ensure the sustainability of them.

For the model, in addition to full size pitches being included, some smaller sized pitches can also be incorporated as nationally many are suitable for accommodating training demand, especially larger ones. To calculate their contribution, a pitch large enough to cater for youth matches (but not adult) is considered to be the equivalent of half a full size pitch (0.5 pitches), whilst a pitch that is large enough for mini matches (but not youth or adult) is the equivalent of quarter of a full size pitch (0.25 pitches). Any pitch smaller than this is discounted, as are any pitches that are unavailable for community use.

In contrast to the above, some full size pitches are not always considered to provide full capacity for football due to existing usage limitations. In Cheshire East, this includes the pitches at Reaseheath College on account of it primarily being used for rugby union and the pitch at Reaseheath Training Complex as no community availability is offered. It also relates to the newly installed pitch at Alsager Leisure Centre as it reportedly accommodates significant demand from Staffordshire-based clubs, meaning it cannot contribute in full to meeting Cheshire East-based demand.

The contribution each pitch makes towards the modelling is summarised in the table below. This then informs the proceeding modelling tables.

Table 3.9: Contribution of 3G pitches in meeting training requirements

Site name	Sub area	Size (metres)	Comments	Full size pitch equivalents
Full size				
Alexandra Soccer Centre	Crewe	104 x 76	Full size pitch fully available to the community	1
Alsager Leisure Centre	Alsager	102 x 62	Full size pitch but a significant level of usage comes from outside of Cheshire East	0.5
Cumberland Arena	Crewe	97 x 60	Full size pitch fully available to the community	1
Congleton High School	Congleton	100 x 61	Full size pitch fully available to the community	1
Eaton Bank Academy	Congleton	104 x 69	Full size pitch fully available to the community	1
Egerton Youth Club	Knutsford	104 x 71	Full size pitch fully available to the community	1
Holmes Chapel Leisure Centre	Holmes Chapel	96 x 61	Full size pitch fully available to the community	1
Middlewich High School (Leisure Centre)	Middlewich	97 x 63	Full size pitch fully available to the community	1
Moss Rose Stadium	Macclesfield	105 x 74	Full size pitch fully available to the community	1
Nantwich Town Football Club	Nantwich	102 x 64	Full size pitch but FIFA Quality Pro and therefore has usage restrictions.	0.25
		100 x 68	Full size pitch fully available to the community	1
Reaseheath College	Nantwich	130 x 80	Full size pitch but used predominately for rugby (no football clubs identify that they currently use it).	-
Sandbach Community Football Centre	Sandbach	105 x 70	Full size pitch fully available to the community	1
All Hallows Catholic College	Macclesfield	106 x 70	Full size pitch fully available to the community	1
Reaseheath Training Complex	Nantwich	106 x 73	Unavailable for community use	-
Alsager Sports Hub	Alsager	106 x 70	Full size pitch fully available to the community	1
Smaller sized				
Alexandra Soccer Centre	Crewe	50 x 44	Used predominately for recreational football and internal programmes	-
Barony Sports Complex	Nantwich	40 x 33	Used predominately for recreational football	-
Black Firs County Primary	Congleton	60 x 45	Unavailable for community use	-
Alderley Park (Astra Zeneca)	Wilmslow	36 x 18	Too small for purposeful play	-
Disley Amalgamated Sports Club	Poynton	45 x 35	Used predominately for recreational football	-

Site name	Sub area	Size (metres)	Comments	Full size pitch equivalents
Apollo Buckingham Health Sciences Campus	Crewe	60 x 40	Used predominately for recreational football and commercial leagues	-
Middlewich Town Football Club	Middlewich	55 x 30	Large enough to accommodate mini football	0.25
Pownall Hall School	Macclesfield	34 x 18	Unavailable for community use	-
Priory Park (Macclesfield Rugby Club)	Macclesfield	65 x 40	Small size pitch but used predominately for rugby union and recreationally	-
Reaseheath Training Complex	Nantwich	25 x 20	Unavailable for community use	-
Bollington St John's Primary School	Macclesfield	39 x 24	Unavailable for community use	-
Pebble Brook Primary School	Crewe	20 x 10	Unavailable for community use	-
			Total	**13**

Using the above, with current demand totalling 776 teams, it is feasible that at least 20.5 full size community available 3G pitches are required in Cheshire East (rounded up from 20.42). This means that there is an existing theoretical shortfall of 7.5 pitches.

Table 3.10: Current theoretical shortfall of 3G pitches to meet football training demand

Current demand (number of teams)	Full size 3G pitch requirement	Current number of available full size 3G pitch equivalents	Current shortfall
776	20.50	13	7.5

When factoring in future demand, the overall requirement could increase to the need for 8.25 additional full size pitches.

Table 3.11: Future theoretical shortfall of 3G pitches to meet football training demand

Future demand (number of teams)	Full size 3G pitch requirement	Current number of available full size 3G pitches	Future shortfall
804	21.25	13	8.25

To further this analysis, the table below explores where theoretical 3G pitch shortfalls exist by sub area on the assumption that all demand will want to train within the area that they play matches in. On this basis, there is a potential overall shortfall of 9.25 pitches.

Table 3.12: Current theoretical shortfall for 3G pitches by sub area for training demand

Analysis area	Sub area	Current demand	Current pitch requirement	Current number of full size pitches	Current shortfall
North	Knutsford	82	2.25	1.00	1.25
	Macclesfield	174	4.50	2.00	2.50
	Poynton	27	0.75	-	0.75
	Wilmslow	51	1.50	-	1.50
Central	Alsager	19	0.50	1.50	
	Congleton	72	2.00	2.00	
	Holmes Chapel	34	1.00	1.00	
	Middlewich	29	0.75	1.25	
	Sandbach	70	1.75	1.00	0.75
South	Crewe	149	4.00	2.00	2.00
	Nantwich	69	1.75	1.25	0.50
Cheshire East		**776**	**20.75**	**13**	**9.25**

The theoretical shortfall amounts to a deficit of six pitches in the North Analysis Area, 2.5 pitches in the South Analysis Area and 0.75 pitches in the Central Analysis Area. Broken down further, there is a shortfall of 2.5 pitches in Macclesfield, two pitches in Crewe, 1.5 pitches in Wilmslow, 1.25 pitches in Knutsford, 0.75 pitches in each of Poynton and Sandbach, and 0.5 pitches in Nantwich.

Overall, the number of 3G pitches required within the sub area modelling is higher than the broader analysis of provision across Cheshire East. This is in part due to a theoretical oversupply in Alsager, Middlewich and Nantwich, whilst it is also an impact of how the figures are rounded. In reality, clubs will travel to neighbouring analysis areas to access provision if required, especially if pitches are strategically located in close proximity, meaning that the wider analysis is a more accurate tool for determining overall need and that the number presented within the analysis area approach can be discounted.

The analysis area approach is, however, beneficial in determining where new pitches should be located to overcome the remaining shortfall. In addition, potential multi-sport use of future pitches to meet demand from other sports (further referenced below) may also reduce the capacity of provision, which in turn may increase the number of pitches that could be required and sustained for football.

In addition, it must also be noted that the deficits identified relate only to affiliated football training need. As there is expressed demand from other sports for use of 3G pitch provision, there may be a case for additional pitches over and above what is outlined within this section.

Notwithstanding the above, it must also be noted that the modelling assumes that all teams will want and can afford to access 3G provision, which in reality may not be the case. The emphasises the need for pitches to be priced fairly to ensure community use can be attracted and maximised.

Match play demand

Improving grass pitch quality is one way to increase the capacity at sites but given the cost of doing such work and the continued maintenance required (and associated costs), alternatives need to be considered that can offer a more sustainable model for the future of football. The substitute to grass pitches is the use of 3G pitches for competitive matches, providing that the pitch is one the FA 3G Pitch Register, sports lit and available for community use during the peak period.

In Cheshire East, all but one full size 3G pitch is on the FA 3G Pitch Register (Alsager Leisure Centre is not yet) and can therefore host competitive matches, with 179 affiliated teams registered as using the provision currently. Whilst this is a considerable number, especially compared to most other authorities, there are opportunities for this to be further increased. As the number of 3G pitches increases in line with meeting training demand shortfalls, so should the number of teams utilising the provision for matches, which in turn should further relieve grass pitches of use. As such, whilst the number of 3G pitches needed for matches will never outweigh the number of 3G pitches needed for training (as they would not be sustainable without midweek usage), maximising the pitches that are in place and that are proposed should be fully supported.

The use of 3G pitches for matches also emphasises the importance of maintaining good quality pitches. Should pitches become poor quality, they will likely lose accreditation to accommodate fixtures. This will then result in all teams using the provision needing to transfer to grass pitches, adding to their usage, reducing their capacity and further diminishing their quality.

Rugby union

For rugby union, there is evidence to warrant the creation of additional World Rugby compliant 3G provision given the grass pitch shortfalls evident in Part 4 of this report, particularly regarding Wilmslow, Sandbach, Knutsford and Macclesfield rugby clubs. Whilst other solutions to alleviate these deficits may be possible, they could be difficult to achieve and would not be as impactful (this will be tested in the subsequent Strategy document).

The grass pitch rugby union shortfalls evidenced are predominately generated by training demand, rather than there being an insufficient level of provision to accommodate match play. As such, the focus of any World Rugby compliant pitches should first and foremost be transferring training activity from match pitches.

Other sports

Through Poynton Lacrosse Club and UKLacrosse Coaching LTD, there is clear training and match play lacrosse demand for access to the existing 3G pitch at Priory Park (Macclesfield Rugby Club) and the planned 3G pitch at Poynton High School. Ensuring sufficient access to these should continue to be a priority.

With no other activity identified in Cheshire East that expresses an interest in the 3G pitch stock, no other requirements are currently evident. However, it should be noted that Crewe Railroaders has expressed an interest in accessing a 3G pitch at King George V Playing Fields for American football training, if developed. This would need to be factored into design considerations (e.g., in relation to dimensions and line markings), although it currently only indicates a need for training activity rather than match play (playing matches on grass remains its preference).

3.5: Conclusion

There is a clear theoretical shortfall of 3G pitch provision in Cheshire East to meet requirements for football team training, as evidenced through the significant levels of unmet demand identified for football. As there are no other means to completely alleviating these shortfalls, as can be the case with grass pitches (e.g., increasing capacity through improving quality), new provision is required. The FA training model and evidence gathered as part of this study should inform areas that should be prioritised before the exploration of potentially suitable sites.

Notwithstanding the above, there is also seemingly some scope to increase the usage of the existing stock of pitches, with capacity remaining at some sites, particularly those operated by Everybody Health & Leisure (with the exception of the pitch at Cumberland Arena). Maximising this could lessen the need for additional pitches.

For rugby union, the existing provision of a World Rugby compliant 3G pitch is beneficial; however, this is currently only suitable for access by Crewe & Nantwich RUFC. As such, additional provision may be warranted, particularly given the overplay of grass pitches as a result of high levels of training activity. This could be achieved in collaboration with reducing shortfalls for football, or exclusively if it is adjudged that the provision would receive enough usage and be sustainable without football demand.

For other sports, there is also clear demand for lacrosse to have sufficient access to 3G provision and this should therefore be ensured. Aspirations should also be considered in relation to American football and proposals at King George V Playing Fields.

3G – supply and demand summary

- Based on current demand at a Borough-wide level, there is a theoretical shortfall of at least 7.5 full size 3G pitches to meet football training requirements, increasing to 8.25 when accounting for future demand.
- When broken down by analysis area, deficits are identified in the north (Macclesfield, Knutsford, Poynton and Wilmslow), as well as central (Sandbach) and south (Crewe and Nantwich).
- There is also evidence to warrant the creation of additional World Rugby compliant 3G provision given the grass pitch shortfalls evident as this could be a solution to alleviating the deficits (subject to usage level and balance of multi-sport access, this could increase the overall need for 3G pitches).
- For other sports, there is a clear need for lacrosse to have sufficient access to 3G provision, whilst aspirations also exist for American football.

3G – supply summary

- There are 16 full size 3G pitches within Cheshire East, all of which are serviced by sports lighting.
- The pitch at Reaseheath Training Complex is the only pitch considered unavailable for community use.
- In addition, there are also 12 smaller sized 3G pitches, with seven sports-lit and available to the community.
- Plans and/or aspirations exists regarding establishing provision at Congleton Road, Egerton Youth Club, Jim Evison Playing Fields, King George V Playing Fields, Macclesfield Academy/College, Poynton High School, Sandbach Community Football Centre, Sir William Stanier School and Oakwood Farm.
- All but one of the full size 3G pitches are on the FA 3G Pitch Register and sanctioned to host competitive matches (the pitch at Alsager Leisure Centre is awaiting certification), whilst the pitch at Reaseheath College is also World Rugby compliant.
- Of the community available full size pitches, seven are assessed as good quality and eight are assessed as standard quality (none are poor).
- The oldest of the two 3G pitches at Nantwich Town Football Club requires imminent resurfacing due to its age.
- No ancillary facility issues have been identified, although aspirations exist for a separate clubhouse to be established at Congleton High School and for this to service the 3G pitch.

3G – demand summary

- The majority of 3G provision currently servicing Cheshire East is reported by providers and clubs as operating at or close to capacity at peak times, especially during winter months.
- Most of the community-based activity on the 3G pitches is football related, with the exception of rugby union and touch rugby demand at Reaseheath College (the site is used for football, but this is minimal).
- Demand is received from football clubs not only for training demand but also for match play, with 179 teams currently using 3G provision for this purpose.
- Small-sided commercial football leagues operate at several venues including Cumberland Arena, Nantwich Town Football Club, Sandbach Community Football Centre and Alexandra Soccer Centre.
- Some capacity does remain, such as on pitches operated by Everybody Health & Leisure, where 64 peak time midweek booking slots remain free across four of its five full size pitches in addition to 37 hours at weekends.
- A total of 45% of clubs report that they require additional access to 3G provision, with this representing a high proportion of unmet demand.
- Imported training demand is identified at Alsager Leisure Centre, whilst some 3G match play demand imports into Cheshire East due to the use of central venues by some leagues.
- If future demand from population projections and club aspirations is realised, this will further increase 3G requirements for both football and rugby union.
- In the Poynton Mitigation Strategy, it is recommended that Poynton Lacrosse Club has access to the proposed 3G pitch at Poynton High School in order to accommodate its training demand due to capacity issues on its grass pitches.

PART 4: RUGBY UNION

4.1: Introduction

The Rugby Football Union (RFU) is split into four areas across the country with a workforce team that covers development, coaching, governance and competitions. It governs a variety of formats and programmes, including 15-aside, 10-aside, 7-aside and Tag rugby as well as the O2 Touch programme. Its aim is to increase and retain participation within the game, with facilities needing to be appropriate, affordable and accessible in order to enable this.

For traditional rugby union, there are generally three playing formats, based on the age of the players involved. These are now known as age grade mixed rugby (previously mini), age grade boys/girls rugby (previously junior) and senior rugby.

The rugby union playing season operates from September to May.

Consultation

There are seven rugby union clubs in Cheshire East, all of which, responded to consultation requests, resulting in a response rate of 100%.

Table 4.1: Summary of rugby club consultation

Club	Responded?
Crewe & Nantwich RUFC	Yes
Congleton RUFC	Yes
Holmes Chapel RUFC	Yes
Knutsford RUFC	Yes
Sandbach RUFC	Yes
Macclesfield RUFC	Yes
Wilmslow RUFC	Yes

4.2: Supply

Within Cheshire East, there are 44 grass rugby union pitches identified across 22 unique sites, with 34 pitches available for community use across 14 sites. The pitches that are unavailable for community use are located at education sites (Brine Leas School, Fallibroome Academy, Holmes Chapel Leisure Centre, Poynton High School, Sir William Stanier School, St Thomas More Catholic High School and Tytherington High School).

Of the pitches available for community use, 30 are senior pitches and four are smaller size age grade pitches. The majority are identified in the North Analysis Area (21 pitches), whilst the fewest are located in the South Analysis Area (four pitches).

Table 4.2: Summary of grass rugby union pitches available for community use

Analysis area	No. senior pitches	No. of age grade pitches
North	17	4
Central	9	-
South	4	-
Cheshire East	**30**	**4**

The audit only identifies dedicated, line marked pitches that are serviced by goalposts. However, there are some additional marked spaces that are used, without goalposts, particularly for age grade rugby. It is also common for age grade matches to be played on senior pitches via the use of cones, particularly at sites used by clubs. This is the case across club sites in Cheshire East, even at sites with standalone age grade pitches.

Recommended pitch dimensions for all formats of play are shown in the table below.

Table 4.3: Rugby union pitch dimensions

Age	Playing format	Maximum pitch dimensions (metres)[11]
U7	Age grade mixed	20 x 12
U8	Age grade mixed	45 x 22
U9	Age grade mixed	60 x 30
U10	Age grade mixed	60 x 35
U11	Age grade mixed	60 x 43
U12	Age grade mixed	60 x 43
U13	Age grade boys/girls	90 x 60 (60 x 43 for girls)
U14	Age grade boys/girls	100 x 70
U15	Age grade boys/girls	100 x 70
U16	Age grade boys/girls	100 x 70
U17	Age grade boys/girls	100 x 70
U18	Colts	100 x 70
Senior	Senior	100 x 70

In addition to the grass provision, there is one full size World Rugby compliant 3G pitch in Cheshire East that is in use for rugby union. This is at Reaseheath College and is detailed later on in this section of the report as well as in Part 3: Third Generation Turf (3G) Artificial Grass Pitches (AGPs).

Changes since the previous study

There has been a significant decrease in the number of rugby union pitches across Cheshire East since the previous study was updated, in 2021. However, this is mostly a consequence of many smaller size pitches no longer being included as formal pitches, with only those being serviced by goalposts now accounted for. Examples of this include five pitches at Sandbach Rugby Club and three pitches at Crewe Vagrants Sports Club which are no longer referenced, although it is recognised that such spaces are still able to accommodate some demand.

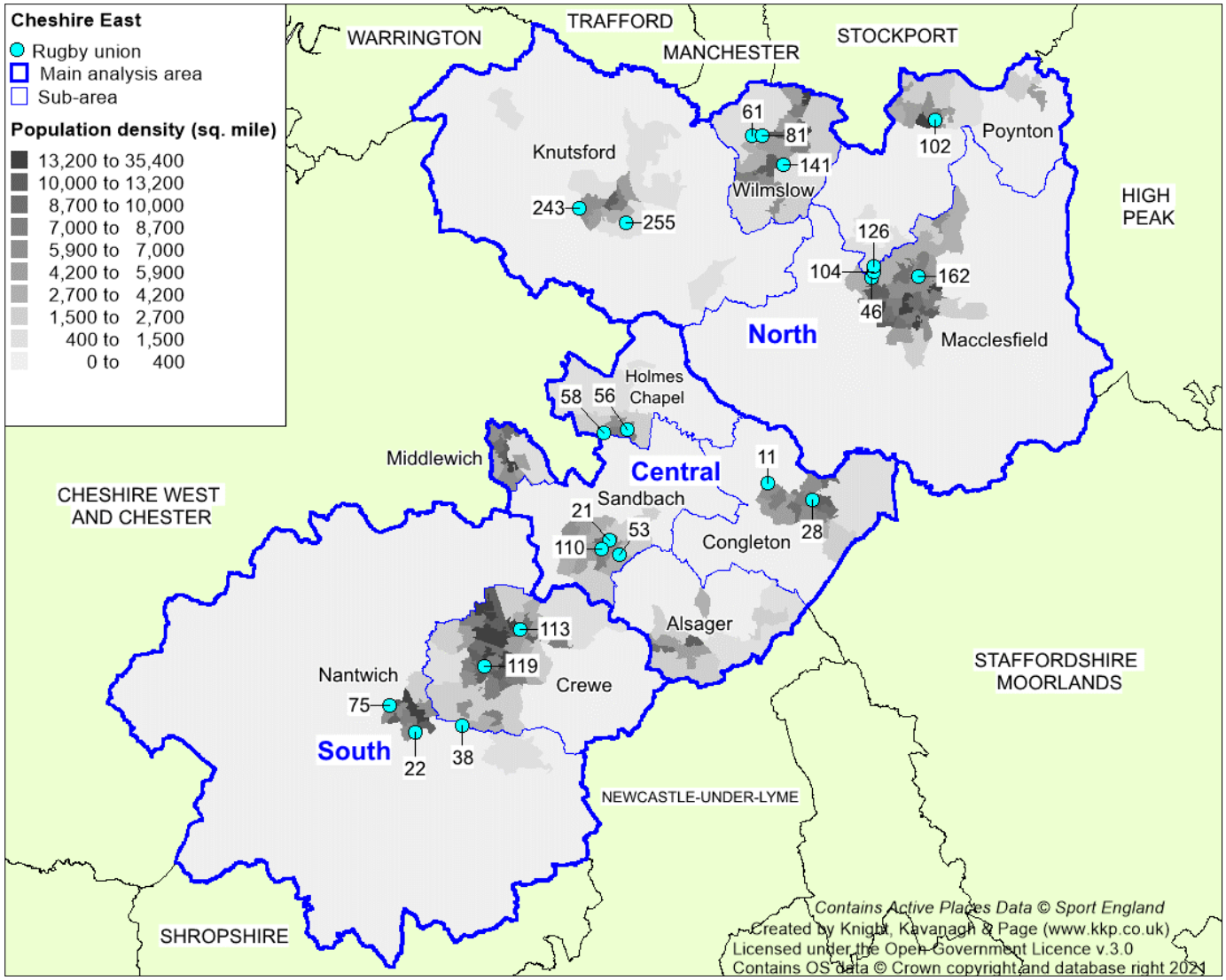
Notwithstanding the above, there has also been a decrease of three senior pitches. This is a result of Eaton Bank Academy no longer providing a pitch and only one pitch being supplied at both Back Lane and Holmes Chapel Leisure Centre when there were previously two. In all three instances, football pitches are now in place instead.

At Back Lane, the number of rugby union pitches has, as always planned, reverted back to 2018/2019 levels following the development at Hankinson's Field. There is also no demand for the additional pitch at the site.

Figure 4.1 overleaf shows the location of all rugby union pitches currently servicing Cheshire East. For a key to the map, see Table 4.9.

[11] *Recommended run off area for all pitch types requires five-metres each way and a minimum in-goal length of six metres.*

Figure 4.1: Location of rugby union pitches within Cheshire East



Disused provision

There are no disused sites that previously accommodated rugby union pitches. However, in addition to the loss of pitches identified above, there are several other sites that remain active and that previously contained one senior rugby union pitch but no longer do so. This applies to the following:

- Alsager Leisure Centre
- Barony Park Sports Complex
- Congleton High School
- Egerton Youth Club
- Middlewich Leisure Centre (High School)

At Alsager Leisure Centre, Congleton High School, Egerton Youth Club and Middlewich Leisure Centre (High School), each pitch that was used for rugby union is now marked out and used for football. Knutsford RUFC previously used Egerton Youth Club before the Club transferred its demand to Knutsford Academy.

At Barony Park Sports Complex, the rugby union pitch was used by Acton Nomads RUFC; however, this is no longer marked out now that the Club does not compete. The space that accommodated the provision remains unmarked, despite football pitches being provided elsewhere on the site.

Future developments

Macclesfield RUFC reports an aspiration to extend its footprint to provide additional pitch space, stating that it is in negotiations with private landowner to fulfil this. This was previously linked to the potential sale of some of its existing land, but it is now acknowledged that this will not be possible on planning grounds.

Knutsford Academy, working alongside Knutsford RUFC, has identified adjacent land that it wishes to acquire from Crown Estates. Should this proposal take place, the School intends to supply one senior and one junior rugby union pitch in addition to the one senior and one junior pitch that is currently provided. That being said, this is a longstanding aspiration and there has been no movement on the proposal in recent years.

Congleton RUFC reports a long-standing aspiration to acquire its own site that can accommodate all of its demand and ancillary facility requirements. It currently spreads its demand across several sites, all of which are rented from the Council.

A Mitigation Strategy[12] completed in 2021 incorporating provision at Poynton High School identifies that the rugby union pitch on site should be improved to good quality as part of wider plans in the area, centred around Poynton Sports Club and its potential relocation. Whilst it is unlikely that there will ever be demand for use of the pitch by a community club, improvements are required to better accommodate the School's own rugby union programme and the associated curricular and extra-curricular demand.

Management and security of tenure

Of the 44 pitches provided, 21 are operated by education providers, although only 11 of these are available to the community. The remaining pitches are all available, with 14 supplied at club sites and nine at council sites, with these operated by either ANSA or Everybody Health & Leisure. This is summarised in the table overleaf.

[12] Poynton Mitigation Strategy

Table 4.4: Rugby union pitches by management type

Community use	Number of pitches			
	Club	Council	Education	Other
Available	14	9	11	-
Unavailable	-	-	10	-
Total	**14**	**9**	**21**	**0**

In relation to clubs, tenure of the sites that they use is generally secure, with the only significant exception being Knutsford RUFC at Knutsford Academy (the Club also utilises the provision at Booths Park for training activity). It rents the pitches on an annual basis from the School, with no guarantee of access beyond this. To ensure prolonged use, it is recommended that the parties enter into a secure, long-term community use (or lease) agreement.

Holmes Chapel RUFC is considered to have secure tenure via the use of council pitches at Holmes Chapel Community Centre (as all Council facilities are deemed to be safeguarded for future sporting use). However, it has only four years remaining on a memorandum of understanding to use site, in addition to an annual hire agreement. It is recommended that this be increased to at least 25 years to provide greater security of tenure and to help the Club attract funding for club and site developments.

Similarly, Congleton RUFC rents pitches at Hankinson's Field, Congleton Park and Back Lane from the Council, which whilst secure does not provide the Club with long-term assurances. Separately to the pitch sites, it owns its clubhouse. This is a former public house within the centre of Congleton.

Tenure is considered secure for Macclesfield RUFC, which owns Priory Park. It is also secure for Sandbach RUFC, which owns part of its site and leases the remainder from a local landowner in an agreement that has around 85 years remaining.

Security of tenure is also provided to Wilmslow RUFC as it owns Memorial Ground in addition to accessing the pitches at Jim Evison Playing Fields as a secondary site via a yearly rental agreement from the Council. Crewe & Nantwich RUFC owns its pitches and then operates out of the clubhouse at Crewe Vagrant Sports Club via an annual subscription. Again, this is considered to be secure.

Away from clubs, the majority of the unused school sites do not provide security of tenure for access to their rugby provision, even where community availability is offered. The only exception to this is found at King's School, whereby a community use agreement is in place as part of the planning conditions for the recent development of the site.

Pitch quality

The assessment of rugby union pitch quality looks at two key elements; the maintenance programme and the level of drainage on each pitch. For maintenance, each pitch is given a maintenance rating of M0, M1 or M2, based on the regime that is usually undertaken, with the definitions of these shown in the table below.

Table 4.5: Definition of maintenance categories

Category	Definition
M0	Minimal or no maintenance is undertaken
M1	Regular maintenance is undertaken that extends beyond a basic regime
M2	A sophisticated, regular and dedicated maintenance regime is undertaken

For drainage, a rating of D0, D1, D2 or D3 is assigned to each pitch. This is based on whether or not drainage is adequate and considers the presence of an operational system. The figures are based upon a pipe drained system at 5m centres that has been installed in the last eight years and a slit drained system at 1m centres that has been installed in the last five years.

Table 4.6: Definition of drainage categories

Category	Definition
D0	Drainage is natural but inadequate
D1	Drainage is natural and adequate
D2	A pipe drainage system is installed (at 5-metre centres and within the last eight years)
D3	A pipe and slit drainage system is installed (at 1-metre centres in the last five years)

An overall quality based on both drainage and maintenance can then be generated on a scale of good, standard and poor as shown below.

Table 4.7: Quality ratings based on maintenance and drainage scores

		Maintenance		
		Poor (M0)	Adequate (M1)	Good (M2)
Drainage	Natural Inadequate (D0)	Poor	Poor	Standard
	Natural Adequate (D1)	Poor	Standard	Good
	Pipe Drained (D2)	Standard	Standard	Good
	Pipe and Slit Drained (D3)	Standard	Good	Good

For the full assessment criteria, please refer to Appendix 2.

Of the community available pitches in Cheshire East, 13 are assessed as good quality, 17 are assessed as standard quality and four are assessed as poor quality.

Table 4.8: Quality of pitches available for community use

Senior pitches			Age grade pitches		
Good	Standard	Poor	Good	Standard	Poor
12	15	3	1	2	1

All unavailable pitches are assessed as standard or poor quality. A pitch-by-pitch breakdown can be seen in the table overleaf.

Table 4.9: Site quality ratings

Site ID	Active Places ID	Site name	Postcode	Analysis area	Sub area	Management	Community use?	Pitch type	Sports lighting?	Quality score	Quality rating
11	6009947	Back Lane	CW12 4RB	Central	Congleton	Council	Yes	Senior	No	M1 / D0	Poor
21	1042154	Sandbach Rugby Club	CW11 1GH	Central	Sandbach	Sports club	Yes	Senior	Yes	M2 / D1	Good
								Senior	Yes	M2 / D1	Good
								Senior	No	M2 / D1	Good
								Senior	No	M2 / D1	Good
								Senior	No	M2 / D1	Good
22	1200868	Brine Leas School	CW5 7DY	South	Nantwich	School	No	Senior	No	M1 / D1	Standard
								Senior	No	M1 / D1	Standard
28	30009248	Congleton Park	CW12 1JG	Central	Congleton	Council	Yes	Senior	No	M1 / D1	Standard
38	1208642	Crewe Vagrants Sports Club	CW5 7EP	South	Nantwich	Sports club	Yes	Senior	No	M2 / D1	Good
								Senior	Yes	M2 / D1	Good
								Senior	No	M2 / D1	Good
46	1038237	Fallibroome Academy	SK10 4AF	North	Macclesfield	School	No	Senior	No	M1 / D1	Standard
								Senior	No	M1 / D1	Standard
53	30009248[13]	Hankinson's Field	CW12 1JL	Central	Sandbach	Council	Yes	Senior	No	M1 / D1	Standard
56	1006713	Holmes Chapel Community Centre	CW4 8AA	Central	Holmes Chapel	Council	Yes	Senior	No	M0 / D1	Poor
58	1004943	Holmes Chapel Leisure Centre	CW4 7DZ	Central	Holmes Chapel	School	No	Senior	No	M1 / D0	Poor
61	1208664	Jim Evison Playing Fields	SK9 4LY	North	Wilmslow	Council	Yes	Senior	No	M1 / D1	Standard
								Senior	No	M1 / D1	Standard
								Age grade	No	M1 / D1	Standard
								Age grade	No	M1 / D1	Standard
75	1200932	Malbank School & Sixth Form College	CW5 5HD	South	Nantwich	School	Yes-unused	Senior	No	M1 / D1	Standard
81	1036505	Memorial Ground (Wilmslow Rugby Club)	SK9 5PZ	North	Wilmslow	Sports club	Yes	Senior	Yes	M2 / D1	Good
								Senior	Yes	M1 / D1	Standard
102	1041692	Poynton High School	SK12 1PU	North	Poynton	School	No	Senior	No	M0 / D0	Poor
104	1208746	Priory Park (Macclesfield Rugby Club)	SK10 4AE	North	Macclesfield	Sports club	Yes	Senior	No	M2 / D1	Good
								Senior	Yes	M2 / D1	Good
								Senior	No	M2 / D1	Good
								Age grade	No	M2 / D1	Good
110	1200738	Sandbach School (Boys)	CW11 4NS	Central	Sandbach	School	No	Senior	No	M1 / D1	Standard
113	1004935	Sir William Stanier School	CW1 4EB	South	Crewe	School	No	Senior	No	M0 / D1	Poor
119	1200761	St Thomas More Catholic High School	CW2 8AE	South	Crewe	School	No	Senior	No	M1 / D1	Standard
126	1203220	The King's School	SK10 4RH	North	Macclesfield	School	Yes-unused	Senior	No	M1 / D1	Standard
								Senior	No	M1 / D1	Standard
								Senior	No	M1 / D1	Standard
								Senior	No	M1 / D1	Standard
								Senior	No	M1 / D1	Standard
141	1201174	Wilmslow High School	SK9 1LZ	North	Wilmslow	School	Yes-unused	Senior	No	M1 / D1	Standard
								Senior	No	M1 / D1	Standard
								Senior	No	M1 / D1	Standard
162	1009521	Tytherington High School	SK10 2EE	North	Macclesfield	School	No	Senior	No	M1 / D0	Poor
243	1041711	Knutsford Academy (lower)	WA16 0BL	North	Knutsford	School	Yes	Senior	No	M1 / D0	Poor
								Age grade	No	M1 / D0	Poor
255	3000871	Booths Park	WA16 8QX	North	Knutsford	Council	Yes	Senior	Yes	M1 / D1	Standard

[13] Active Places currently identifies this pitch as part of Congleton Park

Poor quality pitches are found at the following community available sites:

- Back Lane
- Holmes Chapel Community Centre
- Knutsford Academy (lower)

Each of these is in active use by clubs, which should be of concern. Recent investment has taken place at both Back Lane and Holmes Chapel Community Centre in an attempt to improve quality; however, the pitches remain poor quality.

At Knutsford Academy (lower) it is reported by both the School and Knutsford RUFC that drainage improvements are required. The RFU has also previously investigated completing the required works at the site, but notes that this would be dependent on the Club firstly securing long-term security of tenure.

In contrast, the good quality pitches are found at:

- Crewe Vagrants Sports Club
- Memorial Ground (Wilmslow Rugby Club)
- Priory Park (Macclesfield Rugby Club)
- Sandbach Rugby Club

Each of these sites receive a much higher level of maintenance, assisted by the regimes being carried out by clubs and associated volunteers. These programmes are generally more specialised and more frequent than at those sites maintained by the Council or by schools.

Despite being assessed as good quality, Macclesfield RUFC reports that its sports lit senior pitch at Priory Park suffers from drainage issues due to the clubhouse building shielding the pitch from sunlight. The Club hopes to resolve this by replacing the existing facility at a perpendicular angle in addition to other site development plans albeit a previous planning application was refused.

At Crewe Vagrants Sports Club, the good quality pitch with sports lighting cannot be used for senior or junior match play demand due to the proximity of concrete paving by one of the touchlines.

At Memorial Ground (Wilmslow Rugby Club), only one of the two pitches is assessed as good quality, with the second assessed as standard (M1/D1). The Club reports an aspiration to carry out levelling works on this pitch to improve its condition.

Changes since the previous study

The quality of rugby union pitches has remained relatively unchanged since the 2021 update of the previous study, although there has been an increase in standard quality provision and a decrease in poor quality provision. This is due to improvements at both Jim Evison Playing Fields and Congleton Park.

Conversely, the pitches at King’s School (Alderley Road) are now considered to be standard quality rather than good.

Ancillary facilities

As previously mentioned, the clubhouse facility servicing Priory Park (Macclesfield Rugby Club) is detrimental to pitch quality and the building itself is dated. As such, the Club has an aspiration to upgrade the provision and states that an increase in the number of changing rooms would help grow demand. It has recently added female changing rooms to the site in order to better facilitate its growing women's and girls' membership.

Elsewhere, Congleton RUFC reports a need for the changing rooms servicing Back Lane to be improved as the current provision is too small and is deemed unsuitable for rugby use having been built to primarily accommodate football users. In addition, the Club has been without access to the facilities servicing Hankinson's Field and Congleton Park due to the ongoing development of the Leisure Centre on site, although the facilities will be available for the 2023/2024 season.

Wilmslow RUFC reports similar quality issues at Jim Evison Playing Fields, identifying that significant refurbishment is required. The provision is assessed as poor quality.

Crewe & Nantwich RUFC aspires to refurbish the existing changing provision at Crewe Vagrants Sports Club and it wants to extend the clubhouse so that it provides two additional changing rooms, dedicated refereeing provision, a physio room and increased storage space. Furthermore, the Club is also trying to acquire funding to improve the site's car parking, both in terms of quality and size. Given the operational structure at the site, both developments would have to go through the wider sports club (which is supportive).

Knutsford RUFC has recently had its own dedicated clubhouse space provided at Knutsford Academy (lower). However, it reports that it requires additional and improved changing rooms.

The facilities at Wilmslow RUFC's main venue, Memorial Ground, are adequate, with no issues raised by the Club. Similarly, Holmes Chapel RUFC has no significant issues with its ancillary provision following relatively recent refurbishment at Holmes Chapel Community Centre, although it does state that more showers are required.

The facilities at Sandbach Rugby Club are good quality. However, the Club reports a long-term aim to re-develop the provision as the building is becoming dated.

4.3: Demand

Demand for rugby pitches in Cheshire East tends to fall within the categories of organised competitive play and organised training.

Competitive demand

There are seven clubs based in Cheshire East, collectively providing a total of 95 teams. As a breakdown, this consists of 22 senior men's, three senior women's, 26 age grade boys', nine aged grade girls' and 35 mini teams.

Most of the clubs are large clubs providing several teams across the playing formats, although Holmes Chapel RUFC only fields senior men's teams.

Table 4.10: Summary of demand

Club	Analysis area	Number of teams				
		Men's	Women's	Age grade boys'	Age grade girls'	Age grade mixed
Crewe & Nantwich RUFC	South	3	2	5	3	6
Congleton RUFC	Central	3	-	2	-	5
Holmes Chapel RUFC	Central	2	-	-	-	-
Knutsford RUFC	North	2	-	2	-	6
Sandbach RUFC	Central	4	-	7	3	6
Macclesfield RUFC	North	4	1	6	3	6
Wilmslow RUFC	North	4	-	4	-	6
	Total	**22**	**3**	**26**	**9**	**35**

As seen in the table above, senior women's teams are fielded by both Crewe & Nantwich RUFC and Macclesfield RUFC, whilst both, in addition to Sandbach RUFC, have age grade girls' teams. Age grade girls' rugby has recently been re-banded, with four bands now existing at U12, U14, U16 and U18 level, whereas previously only three bands were in place at U13, U15 and U18 level.

Most teams (44) play in the North Analysis Area, primarily due to the presence of large clubs such as Macclesfield RUFC and Wilmslow RUFC. Conversely, the fewest play in the South Analysis Area (19 teams) on account of only Crewe & Nantwich RUFC providing an offering.

Table 4.11: Summary of demand by analysis area

Analysis area	Number of teams				
	Men's	Women's	Age grade boys'	Age grade girls'	Age grade mixed
North	10	1	12	3	18
Central	9	-	9	3	11
South	3	2	5	3	6
Cheshire East	**22**	**3**	**26**	**9**	**35**

Participation trends

When comparing current data to the findings of last update of the previous study, there has been a small increase in demand amounting to one team across the clubs. This consists of a large increase in age grade girls' demand and a small increase in senior men's and women's demand, offset partly by a decrease in age grade boys' rugby. Age grade mixed activity has remained static.

On a club-by-club basis, the largest decrease has been experienced by Congleton RUFC. The Club states that this is due to a variety of factors, including the impact of the Covid-19 pandemic and because it often loses players to larger clubs such as Macclesfield RUFC and Sandbach RUFC. It previously had three age grade boys and six age grade mixed teams but now only has one aged grade boys (at U13 level) and five age grade mixed teams.

In addition, both Knutsford RUFC and Wilmslow RUFC report a recent decline in the number of teams provided, although Knutsford RUFC states that this follows a previous growth period.

The remaining clubs have all seen demand remain static or have experienced small increases in the number of teams. The largest growth is seen at Sandbach RUFC, which reports that its good quality facilities assist with attracting players and retaining existing users.

Training demand

Throughout the Country, many rugby teams train at their home ground on match pitches. As a result, usage is concentrated which reduces the capacity for match play on these pitches and means they are more likely to be overplayed. A key factor in determining the extent of training on match pitches is the presence of sports lighting.

In Cheshire East, two sports lit pitches are provided at both Sandbach Rugby Club and Memorial Ground (Wilmslow Rugby), whilst one is provided at Booths Park, Crewe Vagrants Sports Club and Priory Park (Macclesfield Rugby Club). These accommodate training demand from Sandbach, Wilmslow, Knutsford, Crewe & Nantwich and Macclesfield rugby clubs.

In addition to using its sports-lit pitch, Crewe & Nantwich RUFC also access the World Rugby compliant full size 3G pitch at Reaseheath College for some of its training demand. In fact, this accommodates the majority of its activity during winter months as this preserves the quality of its grass provision. As mentioned previously, its sports-lit pitch at Crewe Vagrants Sports Club cannot be used for senior or junior match play demand due to the proximity of a concrete path.

Similarly, Macclesfield RUFC uses its on site smaller size 3G pitch for some training demand, predominately from its age grade teams. However, the pitch is not World Rugby compliant, meaning it should not be used for any form of full-contact activity. The sports-lit grass pitch on site therefore still accommodates the majority of usage.

Only one of the two sports-lit pitches at Memorial Ground is used by Wilmslow RUFC for most of its training demand, with other pitch mostly reserved for matches. Likewise, Sandbach RUFC generally only accesses one of its two sports-lit pitches for its training activity.

The sports-lit pitch at Booths Park is utilised by Knutsford RUFC for all its training demand (the site is not used for matches) as no suitable provision is provided at Knutsford Academy. However, the Club aspires for sports lighting to be installed at the School so that it can be solely based on one site and this is something that the RFU are supportive of.

The remaining two clubs do not generally use match pitches for training. Instead, Holmes Chapel RUFC uses a disused bowling green at Holmes Chapel Community Centre via portable lighting. Before this, the Club utilised the 3G pitch at Holmes Chapel Leisure Centre but this was not ideal as it was not World Rugby compliant and therefore could not be used for full contact activity. The Club would like a permanent sports-lit solution and also notes that this has been advised by the RFU.

Congleton RUFC previously trained at Hankinson's Field but states that this has not been possible over recent seasons due to the Leisure Centre development, although it will be able to use the site again ahead of the 2023/2024 season. This will be via a permanent solution, with an upgrade to its lighting, which was agreed as part of the scheme. Recently, it has instead been using Congleton High School and has hired the provision for two nights a week.

The training activity for each club is summarised in the table below.

Table 4.12: Summary of training activity for each club

Club name	Site/s used	Comments
Crewe & Nantwich RUFC	Crewe Vagrants Sports Club / Reaseheath College	Majority of training takes place via the World Rugby compliant 3G pitch at Reaseheath College, with the sports-lit pitch at Crewe Vagrants Sports Club also accessed if required.
Congleton RUFC	Congleton High School	All training takes place at Congleton High School but will return to Hankinson's Field for 2023/2024.
Holmes Chapel RUFC	Holmes Chapel Community Centre	Utilising a disused bowling green via the use of portable lighting, with no permanent solution in place.
Knutsford RUFC	Booths Park	All training demand via the sports-lit pitch on site, although it has an aspiration for sports lighting to instead be supplied at Knutsford Academy.
Sandbach RUFC	Sandbach Rugby Club	All training via the sports-lit pitches at the site, with one used for the majority.
Macclesfield RUFC	Priory Park (Macclesfield Rugby Club)	Majority of training via the sports-lit pitch on site, although the smaller sized 3G pitch is used for some age grade activity.
Wilmslow RUFC	Memorial Ground (Wilmslow Rugby)	All training via the sports-lit pitches at the site, with one used for the majority.

Use of artificial pitches

The alternative to training on grass pitches is the use of 3G pitches. World Rugby produced the 'Performance Specification for artificial grass pitches for rugby', more commonly known as 'Regulation 22' that provides the necessary technical detail to produce pitch systems that are appropriate for rugby union. A World Rugby compliant pitch also enables the transfer of match demand from grass pitches onto 3G pitches, which alleviates overplay of grass pitches and as a result protects quality.

As mentioned above, Reaseheath College provides the sole World Rugby compliant 3G pitch in Cheshire East, with teams from Crewe & Nantwich RUFC using the pitch for training and occasional match play. However, the smaller sized 3G pitch at Priory Park (Macclesfield Rugby Club) is also used for some activity, despite not being accredited.

Macclesfield RUFC previously attempted to develop a full size World Rugby compliant 3G pitch at Priory Park; however, planning permission was refused. In addition, Wilmslow RUFC also expresses an aspiration to develop such provision.

Holmes Chapel RUFC previously trained on a 3G pitch at Holmes Chapel Leisure Centre, although this was not accredited and could therefore not be used for full contact activity. It does not identify demand for re-accessing 3G provision.

See Part 3 of this report for further information.

Additional demand

Club activity

Macclesfield RUFC 50 members that regularly use its site for walking rugby, in addition to also operating a Touch programme. However, this activity generally takes place via the 3G pitch on site, rather than the grass provision being utilised.

Crewe & Nantwich Blaze Touch Rugby Club utilises the 3G pitch at Reaseheath College for its activity.

Crewe Vagrants Sports Club is also used for American football by Crewe Railroaders (further explored in Part 8). Whilst this dual usage does not impact on capacity, as the seasons run at separate times of the year, it can impact on post season remedial work at the site.

Education

Rugby union is traditionally a popular sport within independent schools as is the case in Cheshire East where it is particularly prominent at the King's School.

The RFU is also active in developing rugby union in local state schools through the All Schools programme launched in September 2012. The aim is to increase the number of secondary state schools playing rugby union, with such schools linking to a local team of Club Developers. These deliver coaching sessions and support the schools to establish rugby union as part of the curricular and extracurricular programme.

Within Cheshire East, the following schools are part of the All Schools programme:

- Malbank School and Sixth Form College
- Ruskin Community High School
- Shavington Academy

In addition, most other state schools have extensive rugby union activity that is highlighted by many having access to on-site pitches. The following schools are known to involve rugby union within their sporting curriculum:

- Brine Leas School
- Fallibroome Academy
- Knutsford Academy
- Poynton High School
- Sandbach School (Boys)
- Congleton High School
- Holmes Chapel High School
- St Thomas More Catholic High School
- The Oaks Academy
- Wilmslow High School

Many of these schools also work closely with the RFU to develop the sport and, as part of that, RFU community coaches enter the schools to deliver regular sessions.

Over markings

Senior pitches at the following sites are also dual use football pitches and, as such, their capacity to accommodate rugby union is limited:

- Holmes Chapel Leisure Centre
- Malbank School & Sixth Form College
- Sandbach School (Boys)
- Sir William Stanier School
- St Thomas More Catholic High School

Although none of the above are in current use by rugby clubs, the pitches at Holmes Chapel Leisure Centre, Malbank School and Sixth Form College and Sir William Stanier School are available.

Exported/imported demand

No match play demand is displaced from Cheshire East; however, some training demand is occasionally exported to the World Rugby compliant 3G pitch at Lymm Rugby Club in Warrington.

Conversely, no imported demand into Cheshire East is identified.

Unmet/latent demand

Congleton RUFC reports being split across numerous venues is inhibiting its potential to grow, with this also identified as a factor behind its recent decline in demand. It identifies that it could be accommodated from one site then it would be able to increase its number of teams.

Similarly, Macclesfield RUFC identifies that it could accommodate more teams if it had more changing rooms on site.

Future demand

Future demand can be defined through multiple ways, including through participation increases and by using population forecasts. In addition, the proceeding Strategy & Action Plan document will contain housing growth scenarios that can be used to estimate additional demand for rugby union arising from housing developments across Cheshire East.

Participation growth

Across Cheshire East, six clubs report growth aspirations, with this collectively amounting to a potential increase of 18 teams. This is summarised below.

Table 4.13: Summary of future demand expressed by clubs

Club	Analysis area	Number of rugby union teams				
		Men's	Women's	Boys'	Girls'	Mixed
Congleton RUFC	Central	1	-	1	2	1
Crewe & Nantwich RUFC	South	-	-	1	1	-
Knutsford RUFC	North	1	-	1	-	2
Macclesfield RUFC	North	1	1	-	-	-
Sandbach RUFC	Central	1	-	1	1	-
Wilmslow RUFC	North	1	-	1	-	-

Club	Analysis area	Number of rugby union teams				
		Men's	Women's	Boys'	Girls'	Mixed
	Total	5	1	5	4	3

Holmes Chapel RUFC does not report any future demand, stating that its priority is on sustaining current participation levels.

Population growth

Based on population projections to 2030 (in line with the Council's Local Plan), Sport England's Playing Pitch Calculator can estimate the likely additional demand for grass rugby pitches that will arise from any growth. This is by using the current and future populations in each of the relevant age groups together with the current team numbers, with team generation rates then established to understand how much growth is required to establish one new team.

The table below shows the number of new teams generated by the new population and the requisite match equivalent sessions. As seen, growth of only one senior men's, one age grade boys and one age grade mixed team is projected.

Table 4.14: Authority-wide team generation rates

Age group	Current number of teams	Team generation rate	Number of new teams generated by the new population
Men (19-45yrs)	22	1:2432	1
Women (19-45yrs)	3	1:18324	-
Boys (13-18yrs)	24	1:549	1
Girls (13-18yrs)	9	1:1406	-
Mixed (7-12yrs)	35	1:783	1

Notwithstanding the above, team generation rates do not account for specific development work within certain areas or focused towards certain groups, such as NGB initiatives. As such, increased future growth is still considered possible despite population projections indicating that there will only be minimal growth. A growth in women and girls' rugby is thought to be particularly likely given current RFU aspirations and due to the upcoming 2025 Rugby World Cup.

Future demand summary

Due to the limited increases forecast through population projections, the aspirations held by clubs will instead be used within the supply and demand analysis at the end of this section as these are considered to be more realistic growth levels. The small growth predicted by population increases is likely to be absorbed by club plans.

The peak period

In order to fully establish actual spare capacity, the peak period needs to be established for all types of rugby. For senior teams in Cheshire East, it is considered to be Saturday PM, whilst is it is Sunday AM for age grade rugby.

4.4: Capacity analysis

The capacity for pitches to regularly accommodate competitive play, training and other activity over a season is most often determined by quality. As a minimum, the quality and therefore the capacity of a pitch affects the playing experience and people's enjoyment of playing rugby. In extreme circumstances, it can result in the inability of a pitch to cater for all or certain types of play during peak and off-peak times.

To enable an accurate supply and demand assessment of rugby union pitches, the following assumptions are applied to the site-by-site and pitch-by-pitch analysis:

- All sites that are or could be used for competitive rugby matches (regardless of whether this is secured community use) are included on the supply side.
- All competitive play is on senior sized pitches, with age grade teams playing on overmarked pitches, unless dedicated age grade pitches are known to be instead.
- From U13s upwards, teams play 15v15 and use a full pitch.
- For senior and age grade boys/girls teams, the current level of play per week is set at 0.5 match equivalent sessions for each match played based on all teams operating on a home and away basis.
- Age grade mixed teams (U6s-U12s) play on half of a senior pitch, meaning two matches and four teams can be accommodated at any one time.
- Play per week for age grade mixed teams is set at 0.25 match equivalent sessions for each match played based on teams operating on a home and away basis.
- Training that takes place on marked pitches is reflected by the addition of match equivalent sessions to current usage levels (one training session is one match equivalent session).
- Internal use of school pitches is added to current play, where community availability is offered, as determined on a site-by-site basis depending on levels of activity.
- Other usage of pitches (e.g., by football teams) is added as match equivalent sessions based on the level and regularity of play.

As a guide, the RFU has set a standard number of matches that each pitch should be able to accommodate, based on quality, as set out below.

Table 4.15: Pitch capacity (matches per week) based on quality assessments

		Maintenance		
		Poor (M0)	Adequate (M1)	Good (M2)
Drainage	Natural Inadequate (D0)	0.5	1.5	2
	Natural Adequate or Pipe Drained (D1)	1.5	2	3
	Pipe Drained (D2)	1.75	2.5	3.25
	Pipe and Slit Drained (D3)	2	3	3.5

Please see Table 4.16 overleaf for the site by site capacity analysis.

Table 4.16: Capacity table for rugby pitches in Cheshire East

Site ID	Site name	Analysis area	Community use?	Management	Pitch type	Sports lighting?	Non-technical assessment score	Quality rating	Pitch Capacity (sessions per week)	Match equivalent sessions (per week)	Training equivalent sessions (per week)	Capacity rating	Comments
11	Back Lane	Central	Yes	Council	Senior	No	M1 / D0	Poor	1.5	0.5	-	1	Used for occasional match play demand by Congleton RUFC, with spare capacity remaining.
21	Sandbach Rugby Club	Central	Yes	Sports club	Senior	Yes	M2 / D1	Good	3	2	-	1	Used for match play demand by Sandbach RUFC, with spare capacity remaining.
					Senior	Yes	M2 / D1	Good	3	-	5	2	Overplayed through training demand from Sandbach RUFC.
					Senior	No	M2 / D1	Good	3	2	-	1	Used for match play demand by Sandbach RUFC, with spare capacity remaining.
					Senior	No	M2 / D1	Good	3	3	-		Used to capacity by Sandbach RUFC for its match play demand
					Senior	No	M2 / D1	Good	3	3	-		Used to capacity by Sandbach RUFC for its match play demand
22	Brine Leas School	South	No	School	Senior	No	M1 / D1	Standard	-	-	-	-	Unavailable for community use.
					Senior	No	M1 / D1	Standard	-	-	-	-	Unavailable for community use.
28	Congleton Park	Central	Yes	Council	Senior	No	M1 / D1	Standard	2	2.75	-	0.75	Used for match play demand by Congleton RUFC and overplayed.
38	Crewe Vagrants Sports Club	South	Yes	Sports club	Senior	No	M2 / D1	Good	3.	2.5		0.5	Used for match play demand by Crewe & Nantwich RUFC, with spare capacity remaining.
					Senior	Yes	M2 / D1	Good	3	1.5	1	0.5	Used for mini match play demand and some training by Crewe & Nantwich RUFC, with minimal spare capacity remaining
					Senior	No	M2 / D1	Good	3	2.5	-	0.5	Used for match play demand by Crewe & Nantwich RUFC, with minimal spare capacity remaining.
46	Fallibroome Academy	North	No	School	Senior	No	M1 / D1	Standard	-	-	-	-	Unavailable for community use.
					Senior	No	M1 / D1	Standard	-	-	-	-	Unavailable for community use.
53	Hankinson's Field	Central	Yes	Council	Senior	No	M1 / D1	Standard	2	1.5	1	0.5	Used for match play and training demand (from 2023/2024) by Congleton RUFC and overplayed.
56	Holmes Chapel Community Centre	Central	Yes	Council	Senior	No	M0 / D1	Poor	1.5	1	-	0.5	Used for match play demand by Holmes Chapel RUFC, with minimal spare capacity remaining.
58	Holmes Chapel Leisure Centre	Central	No	School	Senior	No	M1 / D0	Poor	-	-	-	-	Unavailable for community use.
61	Jim Evison Playing Fields	North	Yes	Council	Senior	No	M1 / D1	Standard	2	2	-	0.5	Used for match play demand by Wilmslow RUFC, with minimal spare capacity remaining.
					Senior	No	M1 / D1	Standard	2	2	-	0.5	Used for match play demand by Wilmslow RUFC, with minimal spare capacity remaining.
					Age grade	No	M1 / D1	Standard	2	2	-		Used to capacity by Wilmslow RUFC for its match play demand.
					Age grade	No	M1 / D1	Standard	2	2	-		Used to capacity by Wilmslow RUFC for its match play demand.
75	Malbank School & Sixth Form College	South	Yes-unused	School	Senior	No	M1 / D1	Standard	2	1	-	1	Unused by the community.

Site ID	Site name	Analysis area	Community use?	Management	Pitch type	Sports lighting?	Non-technical assessment score	Quality rating	Pitch Capacity (sessions per week)	Match equivalent sessions (per week)	Training equivalent sessions (per week)	Capacity rating	Comments
81	Memorial Ground (Wilmslow Rugby Club)	North	Yes	Sports club	Senior	Yes	M2 / D1	Good	3	1.5	-	1.5	Used for match play demand by Wilmslow RUFC, with spare capacity remaining.
					Senior	Yes	M1 / D1	Standard	2	-	5	3	Overplayed through training demand from Wilmslow RUFC.
102	Poynton High School	North	No	School	Senior	No	M0 / D0	Poor	-	-	-	-	Unavailable for community use.
104	Priory Park (Macclesfield Rugby Club)	North	Yes	Sports club	Senior	No	M2 / D1	Good	3	2	-	1	Used for match play demand by Macclesfield RUFC, with spare capacity remaining.
					Senior	Yes	M2 / D1	Good	3	-	4	1	Overplayed through training demand from Macclesfield RUFC.
					Senior	No	M2 / D1	Good	3	3	-		Used to capacity by Macclesfield RUFC for its match play demand.
					Age grade	No	M2 / D1	Good	3	3	-		Used to capacity by Macclesfield RUFC for its match play demand.
110	Sandbach School (Boys)	Central	No	School	Senior	No	M1 / D1	Standard	-	-	-	-	Unavailable for community use.
113	Sir William Stanier School	South	No	School	Senior	No	M0 / D1	Poor	-	-	-	-	Unavailable for community use.
119	St Thomas More Catholic High School	South	No	School	Senior	No	M1 / D1	Standard	-	-	-	-	Unavailable for community use.
126	The King's School	North	Yes-unused	School	Senior	No	M1 / D1	Standard	2	2	-		Unused by the community; played to capacity internally.
					Senior	No	M1 / D1	Standard	2	2	-		Unused by the community; played to capacity internally.
					Senior	No	M1 / D1	Standard	2	2	-		Unused by the community; played to capacity internally.
					Senior	No	M1 / D1	Standard	2	1	-	1	Unused by the community.
					Senior	No	M1 / D1	Standard	2	1	-	1	Unused by the community.
141	Wilmslow High School	North	Yes-unused	School	Senior	No	M1 / D1	Standard	2	1	-	1	Unused by the community.
					Senior	No	M1 / D1	Standard	2	1	-	1	Unused by the community.
					Senior	No	M1 / D1	Standard	2	1	-	1	Unused by the community.
162	Tytherington High School	North	No	School	Senior	No	M1 / D0	Poor	-	-	-	-	Unavailable for community use.
243	Knutsford Academy (lower)	North	Yes	School	Senior	No	M1 / D0	Poor	1.5	2	-	0.5	Used for match play demand by Knutsford RUFC and overplayed.
					Age grade	No	M1 / D0	Poor	1.5	2	-	0.5	Used for match play demand by Knutsford RUFC and overplayed.
255	Booths Park	North	Yes	Council	Senior	Yes	M1 / D1	Standard	2	2	-		Used to capacity by Knutsford RUFC for its training demand

Actual spare capacity

There may be situations where, although a site is highlighted as potentially able to accommodate some additional play, this should not be recorded as actual spare capacity against the site. For example, a site may be managed to regularly operate slightly below full capacity to ensure that it can cater for regular friendly matches and activities that take place but are difficult to quantify on a weekly basis.

Furthermore, there are numerous rugby pitches in Cheshire East at education sites that are unused by clubs despite being reported as available. Whilst these may theoretically provide some spare capacity, it would be not be reasonable to equate this as actual spare capacity as school usage itself is likely to limit what additional activity should take place on the provision. Moreover, the nature of club rugby generally means that clubs are generally unwilling to utilise secondary venues, making community use unlikely.

In addition, any pitches that are used by clubs to capacity at peak time, that are poor quality or that provide unsecure tenure are not considered to have actual spare capacity. As such, the table below ascertains whether or not any identified ‘potential capacity’ can be used to accommodate an increase in play on a site-by-site and pitch-by-pitch basis. This is regarding senior demand.

For age grade rugby, ascertaining actual spare capacity can be unclear with regards to the programming of matches as it can vary from week to week. This is because junior and mini sections tend to enter cup competitions or play organised friendly fixtures, with clubs arranging for several of their age groups to play those from another club all at once, either at home or away. Then when fixtures are not scheduled, clubs will generally hold training sessions, which means that clubs may require use of home pitches for consecutive weeks, or not at all for the same time period.

Given the above, it is generally assumed that no pitches used by age grade teams have significant actual spare capacity for an increase in demand. However, it is acknowledged that some capacity does exist during weekends when the pitches are not in use.

Table 4.17: Actual spare capacity table (senior demand)

Site ID	Site name	Analysis area	No. of pitches with spare capacity	Pitch type	Potential spare capacity	Actual spare capacity (peak period)	Comments
11	Back Lane	Central	1	Senior	1	-	Actual spare capacity discounted due to poor quality.
21	Sandbach Rugby Club	Central	2	Senior	2	-	Used to capacity at peak time for senior rugby.
38	Crewe Vagrants Sports Club	South	3	Senior	1.5	1	Actual spare capacity at peak time, although 0.5 match equivalent sessions are discounted due to the sports lit pitch being unusable for senior and junior matches.
56	Holmes Chapel Community Centre	Central	1	Senior	1	-	Used to capacity at peak time for senior rugby and poor quality.
61	Jim Evison Playing Fields	North	2	Senior	1	-	Used to capacity at peak time for senior rugby.
75	Malbank School & Sixth Form College	South	1	Senior	1	-	Spare capacity discounted due to it being a school site with unsecure tenure and no club demand.
81	Memorial Ground (Wilmslow Rugby Club)	North	1	Senior	1.5	-	Used to capacity at peak time for senior rugby.
104	Priory Park (Macclesfield Rugby Club)	North	1	Senior	1	-	Used to capacity at peak time for senior rugby.
126	The King's School	North	2	Senior	2	-	Spare capacity discounted due to it being a school site with no club demand.
141	Wilmslow High School	North	3	Senior	3	-	Spare capacity discounted due to it being a school site with unsecure tenure and no club demand.

Of the 17 pitches identified as having potential spare capacity in Cheshire East, only two of those at Crewe Vagrant Sports Club are considered to have actual spare capacity for a growth in demand. The remainder are all used to capacity on Saturdays, or are located at school sites with unsecure tenure and where no future demand is likely to exist.

The total amount of actual spare capacity amounts to one match equivalent sessions and is identifiable in the South Analysis Area.

Overplay

There are seven pitches across six sites in Cheshire East that are overplayed by a total of 8.25 match equivalent sessions per week.

Table 4.18: Summary of overplay

Site ID	Site name	Analysis area	Number of overplayed pitches	Overplay (match equivalent sessions)
21	Sandbach Rugby Club	Central	1	2
28	Congleton Park	Central	1	0.75
53	Hankinson's Field	Central	1	0.5
81	Memorial Ground (Wilmslow Rugby Club)	North	1	3
104	Priory Park (Macclesfield Rugby Club)	North	1	1
243	Knutsford Academy (lower)	North	2	1
			Total	**8.25**

At Sandbach Rugby Club, Memorial Ground (Wilmslow Rugby Club) and Priory Park (Macclesfield Rugby Club), the overplay is identified on the pitches that are used to accommodate training demand. The majority of overplay is evident in the North Analysis Area (five match equivalent sessions), followed by the Central Analysis Area (3.25 match equivalent sessions) and with no overplay in the South Analysis Area.

Table 4.19: Summary of overplay by analysis area

Analysis area	Overplay (match equivalent sessions)
North	5
Central	3.25
South	-
Cheshire East	**8.25**

4.5: Supply and demand analysis

Having considered supply and demand, the table below identifies the overall spare capacity and overplay in each of the analysis areas as well as in Cheshire East as a whole for rugby union based on match equivalent sessions.

Future demand is based on club development plans includes age grade teams as it is presumed that these will access senior pitches. However, please note that this currently only quantifies future demand in terms of match demand and not training activity as the latter is unknown at present. It is likely that additional single gender age grade teams or senior teams will require additional training capacity which may exacerbate demonstrated shortfalls.

Table 4.20: Supply and demand balance of rugby pitches in Cheshire East

Analysis area	Match equivalent sessions				
	Actual spare capacity	Overplay	Current demand	Future demand	Total
North	-	5	5	3.5	8.5
Central	-	3.25	3.25	3.75	7
South	1	-	1	1	0
Cheshire East	**1**	**8.25**	**7.25**	**8.25**	**15.5**

There is a current shortfall of 7.25 match equivalent sessions per week to meet rugby union demand in Cheshire East, despite minimal levels of spare capacity being identified in the South Analysis Area. There are shortfalls in the Central and North analysis areas.

When factoring in future demand, the overall shortfall increases to 15.5 match equivalent sessions per week and worsens in the Central and North analysis areas. The South Analysis Area becomes played to capacity.

Changes since the previous study

When compared to the last update of the previous study, completed in 2021, the overall current shortfall has increased from 5.5 match equivalent sessions per week, whilst the future shortfall has increased from 11 match equivalent sessions per week. This is primarily due to increased demand (e.g., at Sandbach Rugby Club).

4.6: Conclusion

There is a clear shortfall of rugby union capacity in Cheshire East, particularly in the Central and North analysis areas, with this impacting upon six of the seven clubs (only Crewe & Nantwich RUFC plays in the South Analysis Area).

Where shortfalls are present, these could be alleviated through providing new pitches, although the number required is dependent on the quality they are provided to and whether they can accommodate training needs or not. However, there are also alternatives to reducing the deficits, for example via improving the quality of the existing stock, increasing the presence of sports lighting and enabling access to World Rugby compliant 3G pitches. These will be further explored in the proceeding strategy document.

Rugby union – supply and demand summary

- Despite 17 senior pitches displaying potential spare capacity, only one is considered to provide actual spare capacity (at Crewe Vagrants Sports Club).
- There are seven pitches across six sites that are overplayed by a combined 8.25 match equivalent sessions.
- Overall, there is a shortfall of 7.25 match equivalent sessions to meet current demand, with this increasing to 15.5 match equivalent sessions when accounting for future demand.

Rugby union – supply summary

- There are 44 grass rugby union pitches identified across 22 unique sites, with 34 pitches available for community use across 14 sites.
- There are no disused sites that previously accommodated rugby union pitches, although several sites that are still active previously provided provision.
- Macclesfield RUFC, Knutsford RUFC and Congleton RUFC all aspire to increase the number of pitches that they have access to.
- Tenure is unsecure for Knutsford RUFC at Knutsford Academy as no community use agreement is in place, whereas Holmes Chapel RUFC and Congleton RUFC utilise council provision without a long-term arrangement.
- Of the community available pitches, 13 are assessed as good quality, 17 are assessed as standard quality and four are assessed as poor quality.
- Poor quality pitches are provided at Back Lane, Holmes Chapel Community Centre and Knutsford Academy (lower), with all of these in use by clubs.
- Congleton, Crewe & Nantwich, Knutsford, Macclesfield, Sandbach and Wilmslow rugby clubs all report development plans or issues with their changing and/or wider ancillary facilities.

Rugby union – demand summary

- Seven rugby union clubs play within Cheshire East consisting of 95 teams, which as a breakdown equates to 22 senior men's, three senior women's, 26 age grade boys', nine age grade girls' and 35 age grade mixed teams.
- There has been a small increase in participation recently, particularly relating to Sandbach RUFC, although Congleton RUFC has seen demand decline.
- Sandbach, Knutsford, Macclesfield and Wilmslow rugby clubs all train on pitches with sports lighting, with Crewe & Nantwich RUFC also accessing the World Rugby 3G pitch at Reaseheath College.
- Congleton RUFC is currently training at Congleton High School following the temporary loss of its area at Hankinson's Field (which it will re-use from 2023/2024), whilst Holmes Chapel RUFC is using a disused bowling green via portable lighting.
- Some training demand is exported from Cheshire East to access the World Rugby compliant 3G pitch at Lymm Rugby Club, in Warrington.
- Congleton RUFC reports that being spread across numerous sites is inhibiting its potential to grow, whereas Macclesfield RUFC identifies that it could accommodate more teams if it had more changing rooms on site (latent demand).
- Team generation rates predict a minimal growth of three teams, whilst Congleton, Crewe & Nantwich, Knutsford, Macclesfield, Sandbach and Wilmslow rugby clubs have plans to expand collectively by 18 teams.

PART 5: RUGBY LEAGUE

5.1: Introduction

The Rugby Football League (RFL) is the governing body for rugby league in England. It administers the England national rugby league team, the Challenge Cup, Super League and the championships which form the professional and semi-professional structure of the game in the UK.

Most community club rugby league is played throughout the summer season (from February to October). However, rugby league is considered as a winter season sport within schools, colleges and universities and therefore pitch provision for matches and training is also required throughout the winter months.

Senior rugby league is played on a field measuring 100 x 68 metres. The preferred pitch size for U7s, U8s and U9s is 60 x 40 metres, whereas for U10s and U11s it is 80 x 30 metres, with U12s and above generally playing on senior pitches. Teams from U7s to U11s are known as primary teams, with teams from U12s to U18s known as junior teams.

5.2: Supply

There are currently no dedicated rugby league pitches in Cheshire East. The nearest pitches are located in neighbouring authorities including Warrington, Cheshire West & Chester and Manchester.

5.3: Demand

No current demand has been identified for rugby league in Cheshire East itself. In effect, any residual need is unlikely to be sufficient for a club to be created, with individuals instead likely to travel outside of Cheshire East to form part of clubs in neighbouring authorities.

Consultation with the RFL identifies that moving forward, it would be interested in exploring any school-based demand in order to help grow the game locally.

5.4: Supply and demand analysis

As no demand is presently identified within Cheshire East, there is no current requirement to provide rugby league pitches within the Borough. If any demand does exist, if not already, it should be signposted to clubs in neighbouring authorities.

Notwithstanding the above, support should be given towards establish links with schools that could deliver rugby league-based activity. This should then be monitored to understand if demand levels are growing and to what extent.

Rugby league – supply and demand summary

- As no demand is presently identified within Cheshire East, there is no current requirement to provide rugby league pitches within the Borough.
- Support should be given towards establish links with schools that could deliver rugby league-based activity.

Rugby league – supply summary

- There are currently no dedicated rugby league pitches in Cheshire East.
- The nearest pitches are located in neighbouring authorities including Warrington, Cheshire West & Chester and Manchester.

Rugby league – demand summary

- No current demand has been identified for rugby league in Cheshire East itself.
- Any residual need is unlikely to be sufficient for a club to be created, with individuals instead likely to travel outside of Cheshire East to form part of clubs in neighbouring authorities.
- The RFL identifies that moving forward, it would be interested in exploring any school-based demand in order to help grow the game locally.

PART 6: HOCKEY

6.1: Introduction

Hockey in England is governed by England Hockey (EH) and is administered locally by the Cheshire Hockey Association (North West Area). It is considered that a hockey pitch can accommodate a maximum of four matches on one day, providing that it has sports lighting. Training is generally midweek for senior activity and requires access to a pitch and sports lights, whereas many junior teams train on a Sunday as well as during midweek.

Competitive league hockey matches and training can only be played on sand filled, sand dressed or water based artificial grass pitches (AGPs). Although competitive, adult and junior club training cannot take place on third generation turf pitches (3G), 40mm pitches may be suitable for introductory level hockey, such as school curriculum low level hockey. EH's Artificial Grass Playing Surface Policy details suitability of surface type for varying levels of hockey, as shown below.

Table 6.1: England Hockey guidelines on artificial surface types suitable for hockey

Category	Surface	Playing Level	
		Essential	Desirable
1	Water surface approved within the FIH Global/National Parameters	International hockey (training and matches).	Domestic National Premier League competition; Higher levels of player pathway (performance centres and upwards).
2	Sand dressed surfaces within the FIH National Parameter	Domestic National Premier League competition; Higher levels of player pathway (academy centres and upwards).	All adult and junior league hockey; Intermediate or advanced school hockey; EH competitions for clubs and schools.
3	Sand filled surfaces within the FIH National Parameter	All adult and junior club training and league hockey; EH competitions for clubs and schools; Intermediate or advanced school hockey.	Lower level hockey (introductory level).
4	All 3G surfaces	No hockey.	Lower level hockey (introductory level) when no category 1-3 surface is available.

In addition to the above pitch types, EH is currently trialling a different multi-sport surface in order to better accommodate lower levels of hockey demand on a pitch that is also suitable for other sports such as netball and tennis. The surface type, known as Gen 2[14], is a versatile surface that will ensure that the sports do not need to compromise on the playing experience; it is a sand dressed synthetic turf with a compatible shock pad. The concept is designed to provide facilities, including at schools, with a dynamic carpet which reduces the amount of space required and enables the provision to be utilised to its full potential.

[14] http://www.englandhockey.co.uk/page.asp?section=2596&sectionTitle=Gen+2+Playing+Surface

Club consultation

There are currently eight hockey clubs fielding teams within Cheshire East:

- Alderley Edge HC
- Crewe Vagrants HC
- Macclesfield HC
- Triton HC
- Cheshire Blues HC
- Knutsford HC
- Sandbach HC
- Wilmslow HC

Of these, six responded to consultation requests, resulting in a response rate of 75%. The unresponsive clubs are Cheshire Blues HC and Knutsford HC.

6.2: Supply

Full size pitches

For senior teams, a full-size pitch for competitive matches must measure at least 91.4 x 55 metres excluding surrounding run off areas, which must be a minimum of two metres at the sides and three metres at the ends. EH's preference is for four-metre side and five-metre end run offs, with a preferred overall area of 101.4 x 63 metres, though a minimum overall area of 97.4 x 59 metres is accepted.

There are 16 full size hockey suitable AGPs in Cheshire East across 15 sites that comply with the above specification. The majority of full size AGPs are located in the South Analysis Area, with nine provided. There are then four pitches in the Central Analysis Area and three in the North Analysis Area.

Table 6.2: Full size hockey suitable AGPs by location

Analysis area	No. of full size hockey suitable AGPs
North	3
Central	4
South	9
Cheshire East	**16**

Most of the pitches are serviced by sports lights, although provision at Malbank School & Sixth Form College, Sandbach High School & Sixth Form Centre (Girls) and Cheshire College South & West is not.

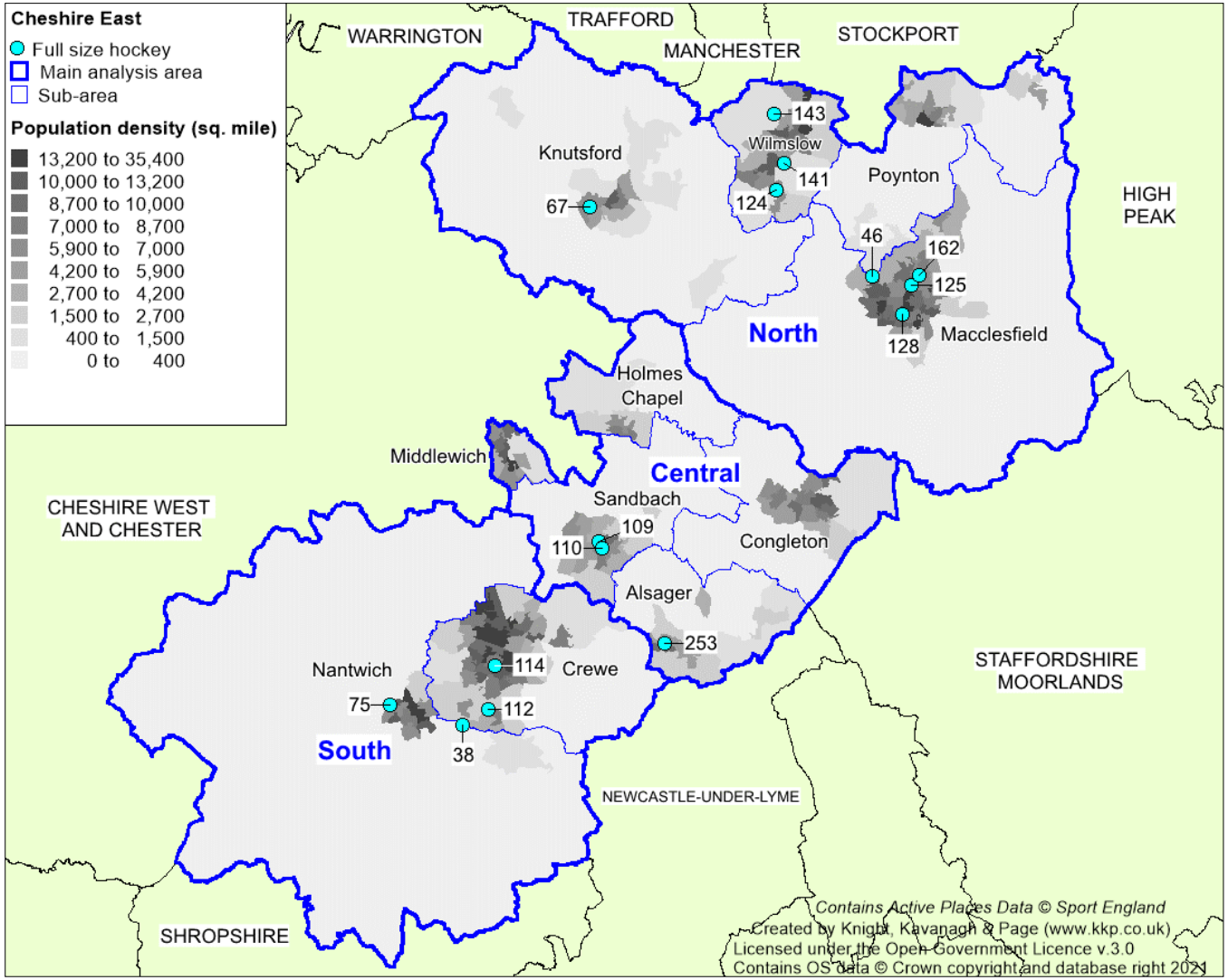
All the full size AGPs are available for community use. However, those at Fallibroome Academy, Shavington Leisure Centre, Cheshire College South & West and Macclesfield Academy/Macclesfield College are not in current use by hockey clubs and the latter two are without hockey goals.

The site-by-site breakdown of the pitches is shown in the table overleaf, followed by a map to identify the locations.

Table 6.3: Summary of full size hockey suitable AGPs in Cheshire East

Site ID	Active Places ID	Site	Postcode	Analysis area	Sub area	No. of pitches	Sports lighting?	Community use?	Hockey use?	Size (metres)
38	1208642	Crewe Vagrants Sports Club	CW5 7EP	South	Nantwich	1	Yes	Yes	Yes	100 x 60
46	1038237	Fallibroome Academy	SK10 4AF	North	Macclesfield	1	Yes	Yes	No	100 x 60
67	1004946	Knutsford Leisure Centre	WA16 0BL	North	Knutsford	1	Yes	Yes	Yes	100 x 60
75	1200932	Malbank School & Sixth Form College	CW5 5HD	South	Nantwich	1	No	Yes	Yes	110 x 60
109	1200857	Sandbach High School & Sixth Form Centre (Girls)	CW11 3NT	Central	Sandbach	1	No	Yes	Yes	100 x 60
110	1200738	Sandbach School (Boys)	CW11 3NS	Central	Sandbach	1	Yes	Yes	Yes	100 x 60
112	1004962	Shavington Leisure Centre	CW2 5DJ	South	Crewe	1	Yes	Yes	No	100 x 60
114	1200693	Cheshire College South & West	CW2 8AB	South	Crewe	1	No	Yes	No	100 x 60
124	1044870	The Edge Hockey Centre	SK9 7QN	North	Wilmslow	1	Yes	Yes	Yes	100 x 60
126	1203220	The King's School	SK10 4RH	North	Poynton	2	Yes	Yes	Yes	100 x 63
128	1038139	The Macclesfield Academy/Macclesfield College	SK11 8JR	North	Macclesfield	1	Yes	Yes	No	100 x 65
141	1201174	Wilmslow High School	SK9 1LZ	North	Wilmslow	1	Yes	Yes	Yes	105 x 60
143	1038181	Wilmslow Phoenix Sports Club	SK9 4HP	North	Wilmslow	1	Yes	Yes	Yes	100 x 60
162	1009521	Tytherington High School	SK10 2EE	North	Macclesfield	1	Yes	Yes	Yes	100 x 60
253	3000859	Alsager Sports Hub	ST7 2TL	Central	Alsager	1	Yes	Yes	Yes	100 x 63

Figure 6.1: Location of full size hockey suitable APGs



Changes since previous study

Since the previous study in 2021, there has been the loss of three full size pitches and one smaller size pitch. One of these pitches, at Alsager Leisure Centre, has been converted to a 3G surface, whilst the remaining two pitches (at The King's School (Alderley Road)) have been built on, following the closure of the site.

However, two full size pitches have been provided at The King's School.

Smaller sized pitches

In addition to the full size pitches, there are 17 smaller size sand-based AGPs in Cheshire East, as seen in the table below. Of the pitches, nine are available to the community and eight of those are serviced by sports lights (the pitch at the Oaks Academy is available for community use but is not lit). The pitches at Beech Hall School and Terra Nova School have sports lights but are not available to the community.

Table 6.4: Summary of smaller sized hockey suitable AGPs

Site ID	Site	Analysis area	Community use?	Sports lighting?	Size (metres)
13	Beech Hall School	North	No	Yes	30 x 20
49	Goostrey Playing Fields	Central	Yes	Yes	45 x 35
90	Nantwich Primary Academy	South	No	No	70 x 40
94	Nuffield Fitness & Wellbeing Centre (Radbroke Hall)	North	Yes	Yes	30 x 20
97	Parkroyal Community School	North	No	No	40 x 30
103	Poynton Sports Club	North	Yes	Yes	60 x 30
106	Ruskin Community High School	South	Yes	Yes	78 x 40
113	Sir William Stanier School	South	Yes	Yes	55 x 35
118	St John's Wood Academy	North	No	No	25 x 20
122	Terra Nova School	Central	No	Yes	80 x 45
129	The Oaks Academy	South	Yes	No	85 x 30
142	Wilmslow Leisure Centre	North	Yes	Yes	25 x 20
144	Eric Swan Sports Ground	South	Yes	Yes	40 x 35
166	Alderley Edge Community Primary School	North	No	No	55 x 35
168	Ashdene Primary School	North	No	No	35 x 20
196	Mablins Lane Community Primary School	South	No	No	65 x 30
270	Adelaide Heath Academy	North	No	No	25 x 20

Nationally, most smaller size pitches are considered too small to accommodate any purposeful hockey demand, although some larger ones are utilised for training demand and junior play. However, in Cheshire East, none of the smaller size pitches are considered suitable as they are either too small, unavailable for community use, or without sports lighting. Based on this, the stock is discounted from this point forward as the pitches are not relevant from a hockey perspective.

Notwithstanding the above, in addition to being used for curricular and extra-curricular activities, the smaller sized pitches are still capable of servicing a community need for other sports and for recreational demand and therefore require continued consideration in this regard. The pitches at Poynton Sports Club, Ruskin Community High School and Eric Swan Sports Ground are all being used by football teams for training, whilst the pitch at the latter site is also hired regularly for tennis.

Future developments

Planning consent has been granted for the development of a second full size pitch at Wilmslow Phoenix Sports Club. Pre-conditions are now being dealt with and funding opportunities are being investigated.

A Mitigation Strategy[15] completed in 2021 incorporates provision at Poynton Sports Club and the potential relocation of the site. The recommendation is for the smaller sized AGP not to be re-provided as part of this due to a lack of hockey demand in the area. EH reports that it is comfortable with this approach providing that contributions go towards improving other pitch stock in the locality as part of the mitigation package (e.g., towards resurfacing the pitch at Tytherington High School).

Aspirations exist for the full size sand-based pitch at Macclesfield Academy/Macclesfield College to be converted to a 3G pitch. However, providing a 3G pitch on a separate piece of land at the front of the site is also being explored.

Management and security of tenure

The following full size AGPs are located at educational sites and are managed in house:

- Cheshire College South & West
- Fallibroome Academy
- Malbank School & Sixth Form College
- Sandbach High School & Sixth Form Centre (Girls)
- Sandbach School (Boys)
- The King's School
- The Macclesfield Academy/Macclesfield College
- Tytherington High School
- Wilmslow High School

Most of these sites do not provide security of tenure for access to their AGPs, which is an issue as most are in active use by clubs. However, this is not the case at the King's School, whereby a community use agreement has been established as part of the development of the site.

The pitches at Knutsford Leisure Centre and Shavington Leisure Centre are also located at educational sites; however, Everybody Health & Leisure operates them under a dual use agreement. It also manages the provision at Alsager Sports Hub. Similarly, The Edge Hockey Centre is owned by Ryleys School but is leased to and managed by Alderley Edge HC in an agreement that has 21 years remaining.

[15] Poynton Mitigation Strategy

As for the remaining full size pitches, the respective clubs manage both Crewe Vagrants Sports Club and Wilmslow Phoenix Sports Club internally. Crewe Vagrants Sports Club, which Crewe Vagrants HC forms part of, is owned, whereas Wilmslow Phoenix Sports Club, which Wilmslow HC forms part of, is leased from the Council. This is via a 99-year agreement that commenced in 2019.

The table below summarises the pitches and whether security of tenure is provided to the clubs that use them. As seen, several clubs utilise more than one pitch, as is the case for Alderley Edge, Macclesfield and Sandbach hockey clubs. Only Crewe Vagrants, Knutsford, Triton and Wilmslow hockey clubs are considered to have security of tenure across all venues being used (some clubs have security of tenure at one site being accessed but not at all).

Table 6.5: Summary of security of tenure

Site ID	Site	Club user/s	Tenure
38	Crewe Vagrants Sports Club	Crewe Vagrants HC	Secure
46	Fallibroome Academy	-	Unsecure
67	Knutsford Leisure Centre	Knutsford HC	Secure
75	Malbank School & Sixth Form College	Cheshire Blues HC	Unsecure
109	Sandbach High School & Sixth Form Centre (Girls)	Sandbach HC	Unsecure
110	Sandbach School (Boys)	Sandbach HC	Unsecure
112	Shavington Leisure Centre	-	Unsecure
114	Cheshire College South & West	-	Unsecure
124	The Edge Hockey Centre	Alderley Edge HC	Secure
126	The King's School	Macclesfield HC / Alderley Edge HC	Secure
128	The Macclesfield Academy/Macclesfield College	-	Unsecure
141	Wilmslow High School	Alderley Edge HC	Unsecure
143	Wilmslow Phoenix Sports Club	Wilmslow HC	Secure
162	Tytherington High School	Macclesfield HC	Unsecure
253	Alsager Sports Hub	Triton HC	Secure

Availability

Sport England's FPM applies an overall peak period for AGPs of 34 hours per week (Monday to Thursday 17:00-21:00; Friday 17:00-19:00; Saturday and Sunday 09:00-17:00). Using this calculation, all full size AGPs in Cheshire East are readily available to the community, with all pitches available for at least 29 hours during the peak period and seven pitches available throughout (34 hours).

Notwithstanding the above, it must also be noted that, despite extensive opening hours, the pitches at Sandbach School & Sixth Form College (Girls), Cheshire College South & West and Malbank School & Sixth Form College do not provide sports lights, and this therefore impacts on the amount of use that can be accommodated. This is particularly an issue during midweek evening slots and especially in winter months.

Please see the table overleaf for a site-by-site breakdown.

Table 6.6: Availability of full size hockey suitable AGPs

Site ID	Site	Availability in the peak period (hours)	Comments
38	Crewe Vagrants Sports Club	34	Available to the community from 08:30 until 22:00 Monday to Friday and from 09:00 until 22:00 Saturday to Sunday.
46	Fallibroome Academy	29	Reserved for private use until 18:00 during the week. Available to the community from 18:00 until 22:00 Monday to Friday and from 09:00 until 22:00 Saturday to Sunday.
67	Knutsford Leisure Centre	30	Reserved for private use until 17:00 during the week. Available to the community from 17:00 until 22:00 Monday to Friday, from 12:00 until 18:00 on Saturdays and from 10:00 until 18:00 on Sundays.
75	Malbank School & Sixth Form College	29	Reserved for private use until 18:00 during the week. Available to the community from 18:00 until 21:30 Monday to Friday and from 08:30 until 22:30 Saturday to Sunday, however, a lack of floodlighting makes these times obsolete during winter months.
109	Sandbach High School & Sixth Form Centre (Girls)	31.5	Reserved for private use until 17:30 during the week. Available to the community from 17:30 Monday to Friday and from 09:00 until 17:30 Saturday to Sunday, however, a lack of floodlighting makes these times obsolete during winter months.
110	Sandbach School (Boys)	29	Reserved for private use until 18:00 during the week. Available to the community from 18:00 until 22:00 Monday to Friday and from 09:00 until 18:00 Saturday to Sunday.
112	Shavington Leisure Centre	34	Hired by Shavington High School until 17:00 during the week. Available to the community from 17:00 until 22:00 Monday to Friday, from 09:00 until 19:00 on Saturdays and from 09:00 until 20:00 on Sundays.
114	Cheshire College South & West	31.5	Reserved for private use until 16:30 during the week. Available to the community from 16:30 until 22:00 Monday to Friday, from 09:00 until 17:30 on Saturdays and from 09:00 until 16:30 on Sundays, however, a lack of floodlighting makes these times obsolete during winter months.
124	The Edge Hockey Centre	34	Available to the community from 09:00 until 21:00 Monday to Friday and from 09:00 until 18:00 Saturday to Sunday.
126	The King's School (Debry Playing Fields)	31.5	Reserved for private use until 17:30 during the week. Available to the community from 17:30 until 21:00 Monday to Friday and from 09:00 until 21:00 Saturday to Sunday.
128	The Macclesfield Academy/Macclesfield College	31.5	Reserved for private use until 17:30 during the week. Available to the community from 17:30 until 21:00 Monday to Friday and from 09:00 until 21:00 Saturday to Sunday.

Site ID	Site	Availability in the peak period (hours)	Comments
141	Wilmslow High School	34	Reserved for private use until 17:00 during the week. Available to the community from 17:00 until 22:00 Monday to Friday and from 09:00 until 22:00 Saturday to Sunday.
143	Wilmslow Phoenix Sports Club	34	Available to the community from 09:00 until 21:00 Monday to Friday and from 09:00 until 22:00 Saturday to Sunday.
162	Tytherington High School	34	Reserved for private use until 17:00 during the week. Available to the community from 17:00 until 22:00 Monday to Friday and from 09:00 until 22:00 Saturday to Sunday.
253	Alsager Sports Hub	34	Available to the community from 15:00 until 21:00 Monday to Friday and from 09:00 until 18:00 Saturday and Sunday.

Quality

Depending on use, it is considered that the carpet of an AGP usually lasts for approximately ten years and it is the age of the surface, together with maintenance levels, that most commonly affects quality. An issue for hockey nationally is that many providers did not financially plan to replace the carpet when first installed.

For the PPOSS, each AGP has been assigned a quality rating of good, standard or poor following site assessments. This rating is linked to the condition and age of the playing surface, as well as surrounding hard areas and the maintenance that is undertaken. For the full assessment criteria, please refer to Appendix 2.

The following table indicates when each full size pitch was installed or last resurfaced within Cheshire East, together with an agreed quality rating. Six pitches are assessed as good quality, two as standard quality and eight as poor quality.

Table 6.7: Age and quality of full size hockey suitable AGPs

Site ID	Site	No. of pitches	Year installed/ resurfaced	Quality
38	Crewe Vagrants Sports Club	1	2013	Standard
46	Fallibroome Academy	1	2005	Poor
67	Knutsford Leisure Centre	1	2003	Poor
75	Malbank School & Sixth Form College	1	2001	Poor
109	Sandbach High School & Sixth Form Centre (Girls)	1	2004	Poor
110	Sandbach School (Boys)	1	2020	Good
112	Shavington Leisure Centre	1	2004	Poor
114	Cheshire College South & West	1	2011	Poor
124	The Edge Hockey Centre	1	2011	Standard
126	The King's School	2	2020	Good
128	The Macclesfield Academy/Macclesfield College	1	1990	Poor
141	Wilmslow High School	1	2007	Poor
143	Wilmslow Phoenix Sports Club	1	2019	Good
162	Tytherington High School	1	2023	Good

Site ID	Site	No. of pitches	Year installed/ resurfaced	Quality
253	Alsager Sports Hub	1	2019	Good

As evidenced above, there is a clear need for several AGPs to be resurfaced. The following sites contain AGPs that have exceeded their recommended 10-year lifespan:

- Cheshire College South & West
- Fallibroome Academy
- Knutsford Leisure Centre
- Malbank School & Sixth Form College
- Sandbach High School & Sixth Form Centre (Girls)
- Shavington Leisure Centre
- The Edge Hockey Centre
- The Macclesfield Academy/Macclesfield College
- Wilmslow High School

Except for the pitch at The Edge Hockey Centre (standard quality), each of the above is also assessed as poor quality. Issues such as wear and tear, worsening grip underfoot, worn line markings, broken fencing and poor drainage are prevalent.

Of particular concern are the poor quality pitches at Knutsford Leisure Centre, Sandbach High School & Sixth Form Centre (Girls) and Wilmslow High School as these are all in current use by hockey clubs. Furthermore, the pitch at Fallibroome Academy was previously accessed by Alderley Edge HC before significant quality deterioration.

All remaining pitches are within their lifespan and those at Alsager Sports Hub, Sandbach School (Boys), The King's School (Deby Playing Fields), Tytherington High School and Wilmslow Phoenix Sports Club are assessed as good quality following recent resurfacing or installation. Nevertheless, if not already in place, a sinking fund should be set up at these sites, as it should be at all sites, to ensure funds are available for ongoing repairs as well as eventual resurfacing. This will ensure that quality can be sustained in the long-term.

Ancillary provision

All full size AGPs within Cheshire East are serviced by ancillary provision that ranges from basic changing facilities and toilets at most sites to more extensive clubhouse facilities that include a bar and kitchen at sites such as Alsager Sports Hub, Crewe Vagrants Sports Club and Wilmslow Phoenix Sports Club, which has recently been refurbished. The pitch at the site is also accompanied by a stand, allowing for seated spectators.

A common issue raised by users of other sites is that their social space is located separate to their pitches. For example, Alderley Edge HC currently accesses Alderley Edge Cricket Club as a home base, whereas Macclesfield HC uses Macclesfield Cricket Club. This is because there is no suitable space offered to the clubs at the sites that they use for matches.

In terms of quality at the sites used by clubs, Malbank School & Sixth Form College, the Edge Hockey Centre, Sandbach School (Boys) and Sandbach High School & Sixth Form Centre (Girls) are serviced by poor quality ancillary facilities, with only basic, dated facilities provided. Furthermore, the provision at Malbank School & Sixth Form College is based on a separate piece of land to the AGP, which can cause logistical issues. Cheshire Blues HC utilises a nearby pub for its post-match facilities.

Whilst all remaining provision is assessed as good quality or standard quality, it must be noted that Crewe Vagrants Sports Club is attempting to acquire funding to improve the car parking at its site, both in terms of quality and size.

Tytherington High School has submitted a planning proposal for the development of classrooms and social space at its site, with this set to include some level of changing provision (planning reference: 23/2318M).

6.3: Demand

There are eight clubs based in Cheshire East, most of which are large clubs with several senior and junior teams for both males and females. Combined, the clubs contribute a membership of 461 senior men, 400 senior women and 862 juniors and consist of 28 senior men's teams, 26 senior women's teams and 25 junior teams as well as nine other team varieties (most commonly mixed teams and masters' teams).

Table 6.8: Summary of hockey demand in Cheshire East

Name of club	No. of teams					No. of members		
	Men's	Women's	Junior	Other		Men's	Women's	Junior
Alderley Edge HC	7	7	4	4		140	106	367
Cheshire Blue HC	-	1	-	-		-	27	-
Crewe Vagrants HC	4	4	-	1		77	71	82
Knutsford HC	3	1	-	-		45	24	80
Macclesfield HC	4	4	4	-		62	64	71
Sandbach HC	2	2	3	1		25	30	58
Triton HC	3	2	4	-		48	19	114
Wilmslow HC	5	5	6	3		64	59	90
Total	**28**	**26**	**25**	**9**		**461**	**400**	**862**

Alderley Edge HC is the largest club, both in terms of its number of teams (22) and its number of members (613). In contrast, Cheshire Blues HC is the smallest club, fielding just one senior women's team and consisting of just 27 members.

Most teams and members are based in the North Analysis Area, whereas the fewest play in the South Analysis Area.

Table 6.9: Summary of members by analysis area

Analysis area	Number of members		
	Senior men's	Senior women's	Junior
North	311	253	608
Central	73	49	172
South	77	98	82
Cheshire East	**461**	**400**	**862**

Participation trends

When compared to data collected during the previous study in 2021, there are now 75 more senior men's members, 83 more senior women's members and 32 more junior members across the eight clubs. As such, there has been a clear increase in demand across Cheshire East. There are also 13 more teams fielded.

Notwithstanding the above, some clubs have experienced some slight decreases in membership, such as Triton HC which now has 14 fewer senior members (offset by 15 more junior members). Cheshire Blues, Knutsford and Wilmslow HC also have a smaller senior section now than previously.

In contrast, Alderley Edge, Crewe Vagrants, Macclesfield and Sandbach hockey clubs have seen demand grow across the playing formats, whereas Triton HC has seen an increase in a senior demand despite a slight decline in junior participation.

Additional demand

In addition to club-based hockey activity, there are also various initiatives for hockey which are promoted by EH, as detailed below. These can add to the demand in a local authority and also necessitate the need for further pitch capacity.

Back to Hockey

Back to Hockey sessions are fun, social, and informal and are aimed at people who either have not played for a number of years or that are looking to play for the first time. They are generally hosted by clubs, with EH providing guidance on how to deliver the programme.

Back to Hockey sessions operate across Cheshire East courtesy of Alderley Edge, Crewe Vagrants, Macclesfield, Sandbach, Triton and Wilmslow hockey clubs.

Rush Hockey/Small sided Hockey

Rush Hockey is a way to play hockey, designed as a small-sided hockey game for adults. It can be played by men and women in mixed or single gender teams, indoors or outdoors and on pitches of varying sizes. Teams are four or five aside and it is played with a standard hockey stick but with unique goals and balls.

No Rush Hockey activity has been identified in Cheshire East.

Walking Hockey

Increasing in popularity, Walking Hockey is perfect for players looking for a less physically demanding version of the game but still enjoy showing their skills and being involved in the team and social aspect.

Crewe Vagrants HC operates Walking Hockey at Crewe Vagrants Sports Club, as does Alderley Edge HC at The Edge Hockey Centre and Triton HC at Alsager Sports Hub.

Hockey Heroes

Hockey Heroes is a six-week hockey programme aimed at beginners (children aged five to eight) that not only focuses on helping children develop some physical hockey skills such as dribbling, passing and goal scoring, but also places as much emphasis on character development including teamwork, communication, perseverance, and respect.

Triton HC hosts Hockey Heroes and utilises the pitch at Alsager Sports Hub to do so.

In2hockey

In2Hockey is an adapted game format aimed at players 10-14 years old and is played as a 6-a-side game without goalkeepers, or as a 7-a-side game with goalkeepers. It is a fun, exciting and dynamic game to help players develop hockey skills and techniques and to provide a gradual progression into the 11-a-side version of the game.

Triton HC hosts In2hockey at Alsager Sports Hub.

Flyerz Hockey

Flyerz is the name widely associated with grassroots disability hockey in Great Britain. There are now more than 50 Flyerz sections across England, Wales, and Scotland, providing inclusive hockey for disabled people.

No Flyerz Hockey activity is evident in Cheshire East.

Exported demand

Wilmslow HC previously exported some demand to Cheadle Hulme School, in Stockport, due to capacity pressures on its pitches in Cheshire East. However, due to the recent development at The King's School and the greater supply of pitches, this is no longer the case. As such, no exported demand is now identified out of Cheshire East and Wilmslow HC is now able to accommodate all of its demand within the Borough.

Imported demand

No imported demand into Cheshire East has been discovered. Keele University HC previously travelled from Newcastle-under-Lyme to play matches at Crewe Vagrants Sports Club due to quality issues but no longer does so.

Latent/unmet demand

Across the clubs in Cheshire East, four report latent demand in that their ability to grow demand and/or increase pitch usage for existing demand is limited by the current pitch provision that is available. These are:

- Alderley Edge HC
- Crewe Vagrants HC
- Macclesfield HC
- Wilmslow HC

Crewe Vagrants HC reports that the pitch at Crewe Vagrants Sports Club is currently used to capacity, meaning it cannot field more teams despite having demand to do so. It states that it has approached the operator at Shavington Leisure Centre but have been told that its pitch is not conducive for competitive hockey in its current condition.

Alderley Edge HC reports that no capacity exists for a growth in demand at The Edge Hockey Centre or The King's School, whilst also noting that the latter site is not ideal due to the travel involved. The pitch at Wilmslow High School has potential capacity; however, its poor condition deters members, whereas the pitch at Fallibroome Academy is no longer considered useable by the Club due to its quality.

Linked to the above, Macclesfield HC reports that no capacity exists at The King's School due to multiple hockey clubs accessing the provision, whilst no room for growth exists at Tytherington High School because all non-hockey bookings are utilised by football groups. This includes affiliated training demand from Hurdsfield Phoenix FC and Tytherington Juniors FC.

Wilmslow HC states that the pitch at Wilmslow Phoenix Sports Club is currently used to capacity, which is linked to proposals for a second pitch to be established at the site.

Future demand

Growing participation is a key aim within EH's Strategic Plan and key drivers include working with clubs, universities, schools and regional and local leagues as well as developing opportunities for over 40s and delivering a quality programme of competition. Overall, it has an aim to double participation over the next ten years, meaning it does not consider team generation rates to provide an accurate representation of potential growth.

In relation to club aspirations, four report plans to increase their teams in the future, with demand to collectively grow by four senior men's, three senior women's and three junior teams.

Table 6.10: Summary of future demand aspirations

Club	Number of teams		
	Senior men's	Senior women's	Junior
Alderley Edge HC	1	1	-
Crewe Vagrants HC	1	1	2
Sandbach HC	1	-	1
Wilmslow HC	1	1	-
Total	**4**	**3**	**3**

In addition to the above, Macclesfield HC does not report demand to grow its number of teams but does suggest that it wants to increase its membership and consequently its pitch access requirements. This is linked to the latent demand referenced above.

6.4: Capacity analysis

When assessing the capacity of AGPs, all usage needs to be taken into account. This is because, in addition to hockey activity, there is often heavy football usage of the provision and occasionally other sporting use which can take capacity away from hockey-based demand.

In Cheshire East, football demand at sites such as Crewe Vagrants Sports Club and Shavington Leisure Centre is particularly high, with small-sided leagues in operation. Furthermore, extensive activity is also noted at sites including Fallibroome Academy, The King's School, The Macclesfield Academy, Tytherington High School, Wilmslow High School and Wilmslow Phoenix Sports Club due to football clubs accessing the provision for training. Across these pitches, 126 football teams are identified as regularly accessing the provision, with key clubs (e.g., the largest) identified in Table 6.11, below.

Additionally, the pitch at Wilmslow Phoenix Sports Club is also used for lacrosse activity by Wilmslow Lacrosse Club. This means that three sports are competing for capacity at the site, with this a key reason as to why there are plans in place for a second pitch to be provided.

The table below details the usage at all sites providing full size hockey suitable pitches, comparing availability during peak time against hockey use and other activity as well as taking into consideration any remaining spare capacity. Peak time for senior hockey matches in Cheshire East is Saturday, whilst it is Sunday for junior hockey matches. For training, it is Tuesday, Wednesday and Thursday evenings, with Mondays and Fridays generally not considered as teams do not want to train in such close proximity to weekend matches.

Spare capacity is considered to exist for matches if there are currently less than eight teams assigned to a pitch on a Saturday or Sunday (and if the remaining capacity is not being utilised for other purposes). It exists for training it at least a section of a pitch is available for at least an hour during midweek evenings (Tuesday-Thursday).

Table 6.11: Usage of full size hockey suitable AGPs

Site ID	Site name	Midweek usage comments	Midweek capacity for hockey	Weekend usage comments	Weekend capacity for hockey
38	Crewe Vagrants Sports Club	Used to capacity by Crewe Vagrants HC for training, with some football usage also recorded outside of this (six teams train at the site).	No capacity for an increase in demand.	Used to capacity by Crewe Vagrants HC for matches on both Saturdays and Sundays. Also used for small-sided football leagues.	No capacity for an increase in demand.
46	Fallibroome Academy	No current midweek hockey usage but used for football (12 teams train at the site).	Capacity remains between 18:00-22:00 on Tuesdays and Wednesdays and between 18:00-19:00 on Thursdays. However, quality deters access.	No current hockey demand and only minimal usage for other purposes.	Capacity on both Saturdays and Sundays, although quality is an issue.
67	Knutsford Leisure Centre	Used to capacity by Knutsford HC for training, with some football usage also recorded outside of this (11 teams train at the site).	Minimal spare capacity exists for an increase in demand.	Used by Knutsford HC on both Saturdays and Sundays, but some capacity remains.	Capacity on both Saturdays and Sundays for an increase in demand.
75	Malbank School & Sixth Form College	Relatively unused due to no sports lighting being provided.	No capacity exists due to lack of sports lighting.	Used by Cheshire Blues HC but no usage outside of this.	Capacity on both Saturdays and Sundays for an increase in demand, although this is somewhat limited in the late afternoons due to the lack of sports lighting.
109	Sandbach High School & Sixth Form Centre (Girls)	Relatively unused due to no sports lighting being provided.	No capacity exists due to lack of sports lighting.	Used minimally by Triton HC for matches but no usage outside of this.	Capacity on both Saturdays and Sundays for an increase in demand, although this is somewhat limited in the late afternoons due to the lack of sports lighting.

Site ID	Site name	Midweek usage comments	Midweek capacity for hockey	Weekend usage comments	Weekend capacity for hockey
110	Sandbach School (Boys)	Accessed by Sandbach HC for two hours on Tuesday and Thursday evenings for training purposes. No other regular activity identified.	Minimal spare capacity exists for an increase in demand.	Used by Sandbach HC on both Saturdays and Sundays, but some capacity remains.	Capacity remains on both Saturdays and Sundays.
112	Shavington Leisure Centre	No current hockey usage, but heavily used for football with seven teams training at the site in addition to small-sided leagues being in operation.	Some capacity remains, but the pitch is unsuitable for hockey due to quality issues.	Unused for hockey but used for small-sided football.	Capacity remains on both Saturdays and Sundays, but quality is an issue.
114	Cheshire College South & West	Relatively unused due to no sports lighting being provided.	No capacity exists due to lack of sports lighting.	No current hockey demand and only minimal usage for other purposes.	Capacity on both Saturdays and Sundays for an increase in demand, although this is limited in the late afternoons due to the lack of sports lighting.
124	The Edge Hockey Centre	Used to capacity by Alderley Edge HC for training, with no other regular usage recorded.	No capacity for an increase in demand.	Used to capacity on both Saturdays and Sundays by Alderley Edge HC.	No capacity for an increase in demand.
126	The King's School	Used by Macclesfield HC for three hours across Tuesdays and Thursdays. All remaining capacity is taken up by football users, with 14 teams training at the site (including teams from Alderley United FC).	No capacity for an increase in demand.	Used to capacity by Macclesfield HC and Alderley Edge HC on Saturdays, with some capacity remaining on Sundays.	No capacity for an increase in demand on Saturdays, but spare capacity exists on Sundays.
128	The Macclesfield Academy/Macclesfield College	No current midweek hockey usage, but heavily used for football with 19 teams training (including teams from Macclesfield Town Ladies FC).	Capacity exists across midweek. However, quality deters access.	No current hockey demand and only minimal usage for other purposes.	Capacity on both Saturdays and Sundays, although quality is an issue.

Site ID	Site name	Midweek usage comments	Midweek capacity for hockey	Weekend usage comments	Weekend capacity for hockey
141	Wilmslow High School	No current midweek hockey usage, but heavily used for football with 38 teams using it for training (including teams from Wilmslow Sports Community FC and Wilmslow Town FC).	Due to extensive football usage, no capacity exists for an increase in demand.	Used occasionally by Alderley Edge HC, but quality prevents further access.	Capacity on both Saturdays and Sundays, although quality is an issue.
143	Wilmslow Phoenix Sports Club	Used by Wilmslow HC for all of its training demand, in addition to usage by football clubs (17 teams use it for training) and Wilmslow Lacrosse Club.	No capacity for an increase in demand.	Used to capacity on both Saturdays and Sundays by Wilmslow HC.	No capacity for an increase in demand.
162	Tytherington High School	No current midweek hockey usage but used for football with nine teams training at the site.	Minimal spare capacity exists for an increase in demand.	Used on Saturdays by Macclesfield HC but some capacity remains. Unused on Sundays.	Capacity on both Saturdays and Sundays.
253	Alsager Sports Hub	Used by Triton HC for all training activity, with football demand somewhat limited with a 3G pitch also supplied on site.	Minimal spare capacity exists for an increase in demand.	Used by Triton HC on both Saturdays and Sundays, although some spare capacity remains on both days.	Minimal spare capacity on both Saturdays and Sundays.

Spare capacity

Using the table above, pitches at the following sites have spare capacity for an increase in midweek training demand:

- Alsager Sports Hub
- Fallibroome Academy
- Knutsford Leisure Centre
- Sandbach School (Boys)
- Shavington Leisure Centre
- The Macclesfield Academy/Macclesfield College
- Tytherington High School

However, quality issues are present at most of these sites, except for Alsager Sports Hub, Sandbach School (Boys) and Tytherington High School, therefore making them unsuitable for access. Of the poor quality pitches with spare capacity, only the one at Knutsford Leisure Centre currently receives midweek hockey demand.

Similarly, each of the pitches at the above sites have capacity for an increase in weekend usage for matches, with quality issues again impacting upon this. In addition, capacity is also evident at Wilmslow High School, Cheshire College South & West, Malbank School & Sixth Form College and Sandbach High School & Sixth Form Centre (Girls), although quality is also problematic at these sites in addition to a lack of sports lighting at all bar the pitch at Wilmslow High School (meaning later matches cannot be played).

Minimal or no spare capacity for additional usage during midweek or at weekends is considered to exist at Crewe Vagrants Sports Club, The Edge Hockey Centre, The King's School and Wilmslow Phoenix Sports Club.

6.5: Supply and demand analysis

It is suggested that a full size, sports lit pitch is able to accommodate four match equivalent sessions per day. With teams playing on a home and away basis, this equates to one AGP being able to cater for eight 'home' teams at peak time (one team requires 0.5 match equivalent sessions per week). Using this, on the basis that there are 16 pitches in Cheshire East, this provides a theoretical opportunity to accommodate up to 128 hockey teams on any one day.

For senior hockey matches, with 63 teams currently playing in Cheshire East (including masters and mixed teams), there is seemingly a surplus of pitches. However, this is not actually the case, with quality issues at several sites in addition to a lack of sports lighting on three of the pitches. If all of the poor quality pitches were to be discounted, capacity for only 56 teams would exist, suggesting that capacity is actually insufficient. There is also future demand for an additional seven teams.

There is also more pressure in terms of midweek training capacity, with the hockey demand competing for booking slots with football clubs and other users, in addition to some clubs again using poor quality pitches. Furthermore, the nature of Cheshire East and the landscape of hockey across the area means that it is not reasonable to simply aggregate spare capacity on pitches to an oversupply of provision. The travel time can be greater between pitches than in other local authorities, meaning it is not necessarily viable or feasible for a club to transfer demand to sites or have greater use of a particular site.

Taking the above into account, a better approach is to assess supply and demand on a club-by-club basis. This is provided overleaf.

Table 6.12: Summary of hockey pitch capacity for match play on a club-by-club basis

Club name	Site/s used	Comments
Alderley Edge HC	The Edge Hockey Centre / The King's School / Wilmslow High School	The pitches at The Edge Hockey Centre and The King's School are used to capacity by the Club, whereas the pitch at Wilmslow High School has potential spare capacity for matches but is poor quality. This leads to the Club expressing latent demand.
Cheshire Blue HC	Malbank School & Sixth Form College	Used for just one match; however, the pitch is poor quality.
Crewe Vagrants HC	Crewe Vagrants Sports Club	The pitch is at capacity, leading to latent demand being expressed.
Knutsford HC	Knutsford Leisure Centre	Potential capacity remains at the site but the pitch is poor quality.
Macclesfield HC	The King's School / Tytherington High School	The pitch at The King's School is used to capacity, whereas the pitch at Tytherington High School has potential spare capacity, although this is somewhat limited due to football use.
Sandbach HC	Sandbach School (Boys) / Sandbach High School (Girls)	Pitches have spare capacity for an increase in demand, although quality is poor at Sandbach High School (Girls).
Triton HC	Alsager Sports Hub	The pitch at Alsager Sports Hub has spare capacity for an increase in demand, whilst pitches at Sandbach School (Boys) and Sandbach High School (Girls) could be accessed if required, although the latter is poor quality.
Wilmslow HC	Wilmslow Phoenix Sports Club	The pitch is used to capacity by the Club, leading to it expressing latent demand.

As seen, only Triton HC is currently being adequately provided for, with the remaining clubs either experiencing capacity issues and/or accessing poor quality pitches.

For junior hockey matches, the need for pitches is generally less than it is for senior hockey. This is because younger age groups can play on half a pitch (meaning two fixtures can take place at one time) and there are also significantly less junior teams in Cheshire East than there are senior teams. As such, resolving issues for senior hockey should be sufficient to also meet demand adequately for junior hockey.

6.6: Conclusion

In terms of quantity, there is a sufficient supply of hockey provision in Cheshire East to meet demand; however, hockey is not currently being adequately provided for, primarily due to quality issues at several sites. As such, priority should be placed on improving the current stock of pitches, with a focus on those that are poor quality but currently in use, and on those that would be used if quality improved. It is also vital that each of these is protected for continued/future hockey activity unless new pitches are established that can instead cater for the demand.

Hockey – supply and demand summary

- Seven sites have spare capacity for an increase in training demand and 11 have spare capacity for an increase in match play demand; however, most of these are unsuitable due to quality issues and/or a lack of sports lighting.
- Despite a theoretical surplus in the number of pitches provided, demand is not being adequately supplied, with seven of the eight clubs accessing poor quality provision and/or experiencing capacity issues.

Hockey – supply summary

- There are currently 16 full size hockey suitable AGPs in Cheshire East across 15 sites.
- Most of the pitches are sports-lit, although provision at Malbank School & Sixth Form College, Sandbach High School & Sixth Form Centre (Girls) and Cheshire College South & West is not.
- All of the full size AGPs are available for community use, however, four are currently unused for hockey purposes (at Cheshire College South & West, Fallibroome Academy, The Macclesfield Academy/Macclesfield College and Shavington Leisure Centre).
- In addition, there are also 17 smaller sized AGPs, although none are suitable to host purposeful hockey demand.
- Security of tenure is an issue across the full size pitch stock, with most education operators not providing any guarantees in regards to long-term access.
- Six pitches are assessed as good quality, two as standard quality and eight as poor quality, with all of the poor quality and one of the standard quality pitches at the end of their recommended lifespans.
- The pitches at Malbank School & Sixth Form College, the Edge Hockey Centre and Sandbach High School & Sixth Form Centre are considered to be serviced by poor quality ancillary facilities.
- A common issue raised by clubs such as Alderley Edge, Macclesfield and Sandbach hockey clubs is that their social space is located separate to their pitches because there is no suitable space offered to the clubs at the sites that they use for matches.

Hockey – demand summary

- There are currently eight clubs fielding teams in Cheshire East.
- Combined, the clubs contribute a membership of 461 senior men, 400 senior women and 862 juniors and consist of 28 senior men's teams, 26 senior women's teams and 25 junior teams as well as nine other team varieties.
- There has been an increase of 75 senior men's, 83 senior women's and 32 junior members since data collected for the last update of the previous study.
- A variety of EH initiatives (e.g., Back to Hockey) have a presence in Cheshire East and are provided by clubs such as Alderley Edge, Crewe Vagrants, Macclesfield, Sandbach, Triton and Wilmslow hockey clubs.
- No exported or imported demand is identified, despite previous occurrences.
- Alderley Edge, Crewe Vagrants, Macclesfield and Wilmslow hockey clubs are considered to have latent demand in that they could field more teams if more pitch capacity was available.
- Future demand is expressed by Alderley Edge, Crewe Vagrants, Sandbach and Wilmslow hockey clubs and collectively amounts to four senior men's, three senior women's and three junior teams.
- In addition to hockey usage, 126 football teams are identified as regularly accessing full size sand-based AGPs for training, in addition to other football activity, which takes capacity away from hockey clubs.

PART 7: CRICKET

7.1: Introduction

The Cheshire Cricket Board (CCB) is the main governing and representative body for Cricket within Cheshire East. Working closely with the England and Wales Cricket Board (ECB), it is responsible for the management and development of every form of recreational cricket for men, women and children within Cheshire East. It is currently working with the ECB on delivering its Strategy, 'Inspiring Generations', which has been live since 2020.

For adult cricket in Cheshire East there are three main offerings; Saturday, Sunday and midweek cricket (including strong recreational demand across the Borough). The youth league structure tends to be club-based matches which are played mid-week, although some matches are also played on Sundays. The playing season runs from April-September.

County Facilities Strategy

The CCB has recently completed its County Facilities Strategy (CFS) in partnership with the ECB. The CFS is a ten-year plan which involves engagement with key stakeholders, including, leagues, active partnerships, county pitch advisors and Sport England.

To inform the strategies, the ECB has set out guidelines to ensure that the following facilities are considered throughout the development of the strategies:

- Traditional facilities (pitches, outfields, pavilions, practice areas)
- Non-traditional facilities (multi-use games areas, tapeball/softball spaces, courts/cages)
- Indoor facilities (multi use halls, cricket specific halls, match play venues)

The CFS is to be used to shape investment decisions and priorities for CCB moving forward.

Consultation

In total, there are 33 affiliated cricket clubs identified as playing within Cheshire East. All of these have engaged in the PPOSS process, whether it be through KKP consultation or via consultation with the CCB.

7.2: Supply

Grass wicket squares

In total, there are 47 grass wicket cricket squares in Cheshire East provided across 40 sites. All 47 squares are available for community use. Elworth Cricket Club, Macclesfield Cricket Club and The King's School all accommodate more than two squares, with the latter hosting six.

The North Analysis Area has the largest number of squares with a total of 28 (60% of provision). In comparison, the Central and South analysis areas provide 10 and nine, respectively.

Table 7.1: Summary of grass wicket squares

Analysis area	Sub areas	No. of community available grass squares
North	Knutsford	8
	Macclesfield	6
	Poynton	9
	Wilmslow	5
	Total	**28**
Central	Alsager	2
	Congleton	2
	Holmes Chapel	1
	Middlewich	1
	Sandbach	4
	Total	**10**
South	Crewe	3
	Nantwich	6
	Total	**9**
	Cheshire East	**47**
	2021 PPS Study	**46**

Changes from the previous study

The previous study identified a total of 46 grass cricket squares, all of which were available for community use. Therefore, the number of squares and community available squares has increased by just one.

The growth can be explained via The King's School, which has acquired three additional grass squares since the previous PPOSS. This is partly offset by a previous grass wicket squares lost at The King's School (Cumberland Street) and at Sandbach School (now hosts only one grass square and one non-turf pitch (NTP)).

Non-turf pitches

There are 29 active NTPs across Cheshire East, with 13 accompanying grass wickets squares and the remaining 16 being standalone.

Of the NTPs, 15 are considered to be unavailable for community use. All of these are standalone and are located at educational sites. There is, however, some form of community available provision located in each analysis area.

The NTPs are summarised in the table below.

Table 7.2: Summary of NTPs in Cheshire East

Site ID	Site name	Analysis area	Sub area	Com use?	Number of NTPs	Position
4	Alsager Cricket Club	Central	Alsager	Yes	1	Square
5	Alsager Leisure Centre	Central	Alsager	Yes	1	Standalone
22	Brine Leas School	South Area	Nantwich	No	1	Standalone
25	Bunbury Cricket Club	South	Nantwich	Yes	1	Square

Site ID	Site name	Analysis area	Sub area	Com use?	Number of NTPs	Position
33	Congleton Sports & Social Club	Central	Congleton	Yes	1	Square
34	Congleton High School	Central	Congleton	No	1	Standalone
38	Crewe Vagrants	South	Nantwich	Yes	1	Square
42	Disley Amalgamated Sports Club	North	Poynton	Yes	1	Square
45	Elworth Cricket Club	Central	Sandbach	Yes	1	Square
51	Haslington Cricket Club	South	Crewe	Yes	1	Square
74	Macclesfield Cricket Club	North	Macclesfield	Yes	1	Square
75	Malbank School & Sixth Form College	South	Nantwich	No	1	Standalone
89	Nantwich Cricket Club	South	Nantwich	Yes	1	Square
					1	Standalone
101	Pownall Hall School	North	Wilmslow	No	1	Standalone
102	Poynton High School	North	Poynton	No	1	Standalone
106	Ruskin Community High School	South	Crewe	No	1	Standalone
110	Sandbach School	Central	Sandbach	Yes	1	Standalone
111	Shavington Academy	South	Crewe	No	1	Standalone
119	St Thomas More Catholic High School	South	Crewe	No	1	Standalone
129	The Oaks Academy	South	Crewe	No	1	Standalone
131	Wilmslow Leisure Centre	North	Wilmslow	Yes	1	Square
135	Weston Cricket Club	South	Crewe	Yes	1	Square
141	Wilmslow High School	North	Wilmslow	No	1	Standalone
151	All Hallows Catholic College	North	Macclesfield	No	1	Standalone
153	Langley Cricket Club	North	Macclesfield	Yes	1	Square
157	Mossley Cricket Club	Central	Congleton	Yes	1	Square
162	Tytherington High School	North	Macclesfield	Yes	1	Standalone
231	Vernon Primary School	North	Poynton	No	1	Standalone

NTPs, particularly when located at club sites, can aid with training and practice and can help reduce overplay on grass wickets when used for matches. The ECB highlights that NTPs which follow its TS6 guidance on performance standards are suitable for high level, senior play. Additionally, NTPs are frequently used for junior matches across the Country.

Since the previous PPOSS study, additional NTPs have been installed at Bunbury Cricket Club and Disley Amalgamated Sports Club. In addition, two standalone NTPs and one NTP accompanying a square have been fallen out of use, with the latter identified at Pott Shrigley Cricket Club and the standalone NTPs at Eaton Bank Academy and Marton Primary School (see Table 7.4 for more details).

For the location of all grass wicket and NTP cricket provision, see Figure 7.1 below. For a key to the map, refer to Table 7.3.

Figure 7.1: Location of cricket pitches within Cheshire East

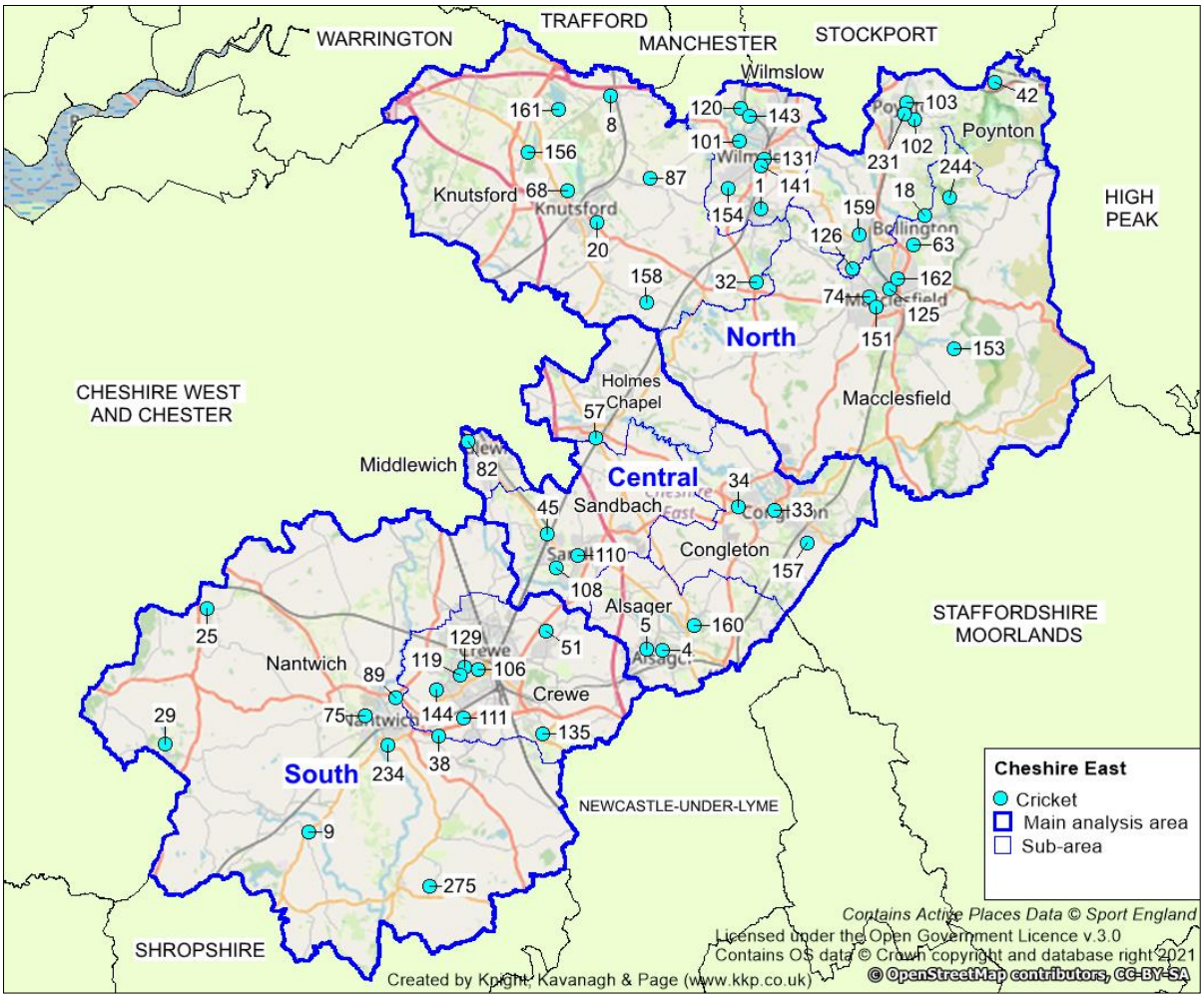


Table 7.3: Key to map of cricket squares

Site ID	Active Places Site ID	Site name	Postcode	Analysis area	Sub area	Community use?	No. of squares	Type of wicket	No. of wickets	
									Grass	Non-turf
1	1036068	Alderley Edge Cricket Club	SK9 7HN	North	Wilmslow	Yes	1	Senior	13	-
								Junior	6	
4	1039286	Alsager Cricket Club	ST7 2NW	Central	Alsager	Yes	1	Senior	9	1
								Junior	2	
5	1004924	Alsager Leisure Centre	ST7 2HP	Central	Alsager	Yes	1	-	-	1
8	1208724	Ashley Cricket Club	WA15 0QP	North	Knutsford	Yes	1	Senior	15	-
								Junior	3	
9	1041727	Aston Cricket Club	CW5 8DE	South	Nantwich	Yes	1	Senior	8	-
								Junior	4	
18	1208656	Bollington Recreation Ground	SK10 5JT	North	Macclesfield	Yes	1	Senior	12	-
20	1041626	Toft Cricket Club	WA16 8QX	North	Knutsford	Yes	1	Senior	18	-
								Junior	1	
22	1200868	Brine Leas School	CW5 7DY	South Area	Nantwich	No	1	-	-	1
25	1041722	Bunbury Cricket Club	CW6 9NR	South	Nantwich	Yes	1	Senior	9	1
								Junior	2	
29	1041721	Cholmondeley Cricket Club	SY14 8AH	South	Nantwich	Yes	1	Senior	8	-
33	1208560	Congleton Sports & Social Club	CW12 4DG	Central	Congleton	Yes	1	Senior	6	1
								Junior	3	
34	1103336	Congleton High School	CW12 4NS	Central	Congleton	Yes	1	-	-	1
38	1208642	Crewe Vagrants	CW5 7EP	South	Nantwich	Yes	1	Senior	14	1
								Junior	2	
42	1208102	Disley Amalgamated Sports Club	SK12 2JR	North	Poynton	Yes	1	Senior	12	1
								Junior	2	

Site ID	Active Places Site ID	Site name	Postcode	Analysis area	Sub area	Community use?	No. of squares	Type of wicket	No. of wickets	
									Grass	Non-turf
45	1039287	Elworth Cricket Club	CW11 3BF	Central	Sandbach	Yes	1	Senior	14	1
							1[16]	Junior	4	-
51	1208635	Haslington Cricket Club	CW1 5SE	South	Crewe	Yes	1	Senior	14	1
57	1208635	Holmes Chapel Cricket Club	CW4 7BE	Central	Holmes Chapel	Yes	1	Senior	8	-
63	1039288	Kerridge Cricket Club	SK10 5AH	North	Macclesfield	Yes	1	Senior	10	-
68	30004157	Knutsford Sports Club	WA16 6SZ	North	Knutsford	Yes	1	Senior	11	-
74	1036566	Macclesfield Cricket Club	SK10 3JE	North	Macclesfield	Yes	2	Senior	10	-
								Junior	4	
								Senior	8	1
								Junior	4	
75	1200932	Malbank School & Sixth Form College	CW5 5HD	South	Nantwich	No	1	-	-	1
82	30002744	Middlewich Cricket Club	CW10 9EZ	Central	Middlewich	Yes	1	Senior	13	-
								Junior	5	
87	1041627	Mobberley Cricket Club	WA16 7RD	North	Knutsford	Yes	1	Senior	5	-
								Junior	3	
89	1208638	Nantwich Cricket Club	CW5 6HH	South	Nantwich	Yes	2	Senior	12	1
								Junior	2	
								-	-	1
101	30003411	Pownall Hall School	SK9 5DW	North	Wilmslow	No	1	-	-	1
102	1041692	Poynton High School	SK12 1PU	North	Poynton	No	1	-	-	1
103	1036696	Poynton Sports Club	SK12 1AG	North	Poynton	Yes	1	Senior	7	-
								Junior	5	
106	1201163	Ruskin Community High School	CW2 7JT	South	Crewe	No	1	-	-	1

[16] Junior square

Site ID	Active Places Site ID	Site name	Postcode	Analysis area	Sub area	Community use?	No. of squares	Type of wicket	No. of wickets	
									Grass	Non-turf
108	1040074	Sandbach Cricket Club	CW11 3LZ	Central	Sandbach	Yes	1	Senior	12	-
								Junior	5	
110	1200738	Sandbach School	CW11 3NS	Central	Sandbach	Yes	2	Senior	12	-
								-	-	1
111	1041822	Shavington Academy	CW2 5DH	South	Crewe	No	1	-	-	1
119	1200761	St Thomas More Catholic High School	CW2 8AE	South	Crewe	No	1	-	-	1
120	6016012	Styal Playing Fields	SK9 4JE	North	Wilmslow	Yes	1	Senior	7	-
								Junior	1	
126	1203220	The King's School	SK10 4RH	North	Poynton	Yes	6	Senior	10	-
								Senior	10	-
								Senior	13	-
								Senior	4	-
								Senior	6	-
								Senior	11	-
129	1200844	The Oaks Academy	CW2 7NQ	South	Crewe	No	1	-	-	1
131	1041691	Wilmslow Leisure Centre (The Rectory Field)	SK9 1BU	North	Wilmslow	Yes	1	Senior	6	1
								Junior	1	
135	1041728	Weston Cricket Club	CW2 5NA	South	Crewe	Yes	1	Senior	11	1
								Junior	5	
141	1201174	Wilmslow High School	SK9 1LZ	North	Wilmslow	No	1	-	-	1
143	1038181	Wilmslow Phoenix Sports Club	SK9 4HP	North	Wilmslow	Yes	1	-	10	-
144	6015986	Eric Swan Sports Ground	CW2 8EZ	South	Crewe	Yes	1	Senior	10	-
151	1200789	All Hallows Catholic College	SK11 8LB	North	Macclesfield	No	1	-	-	1
153	N/A	Langley Cricket Club	SK11 0DE	North	Macclesfield	Yes	1	Senior	9	1
								Junior	2	
154	N/A	Lindow Cricket Club	SK9 6EH	North	Wilmslow	Yes	1	Senior	6	-
								Junior	9	

Site ID	Active Places Site ID	Site name	Postcode	Analysis area	Sub area	Community use?	No. of squares	Type of wicket	No. of wickets	
									Grass	Non-turf
156	30009881	Mere Cricket Club	WA16 0TD	North	Knutsford	Yes	1	Senior	11	-
157	30007139	Mossley Cricket Club	CW12 3BN	Central	Congleton	Yes	1	Senior	12	1
158	N/A	Over Peover Cricket Club	WA16 8TZ	North	Knutsford	Yes	1	Senior	13	-
159	N/A	Prestbury Cricket Club	SK10 4DG	North	Poynton	Yes	1	Senior	12	-
								Junior	2	
160	N/A	Rode Park & Lawton Cricket Club	ST7 3QT	Central	Alsager	Yes	1	Senior	9	-
								Junior	2	
161	30007140	Rostherne Cricket Club	WA16 6RY	North	Knutsford	Yes	1	Senior	7	-
								Junior	2	
162	1009521	Tytherington High School	SK10 2EE	North	Macclesfield	No	1	-	-	1
231	30005513	Vernon Primary School	SK12 1NW	North	Poynton	No	1	-	-	1
244	N/A	Pott Shrigley Cricket Club	SK10 5RT	North	Macclesfield	Yes	1	Senior	12	-
								Junior	4	
258	1036086	Alderley Park (Monks Heath)	SK10 4TS	North	Knutsford	Yes	1	Senior	10	-
275	N/A	Gorse Croft Farm (Audlem Cricket Club)	CW3 0HU	South	Nantwich	Yes	1	Senior	10	-

Future provision

A Mitigation Strategy[17] completed in 2021 incorporates provision at Poynton Sports Club and the potential relocation of the site to land north of Glastonbury Drive. The recommendation is for the cricket square to be re-provided as part of this and for more grass wickets to be established given the increase in playing field land that is entailed.

Knutsford Academy has identified adjacent land that it wishes to acquire from Crown Estates. Should this proposal take place, the School intends to supply a grass wicket square that will be available to the community. There is currently no cricket provision on site, although there has been little movement on this in recent years.

In addition, to supplement the new cricket provision at The King's School, a dedicated pavilion is to be constructed, although the timeline of such a development is currently unknown.

Disused provision

There are five sites identified with disused cricket provision. Chelford Cricket Club provided a grass wicket square, whilst the remaining for all provided standalone NTPs. These are summarised in the table below.

Table 7.4: Summary of disused cricket squares

Site ID	Site	Post code	Analysis area	Sub area	Disused site / disused provision[18]	Comments
126	The King's School	SK10 4RH	North	Poynton	Disused provision	Site previously accommodated an NTP which is no longer maintained.
152	Chelford Cricket Club	SK11 9AJ	North	Knutsford	Disused site	Site previously accommodate a grass wicket square prior to the Club folding.
155	Marton Primary School	SK11 9HD	North	Macclesfield	Disused site	Site previously accommodated an NTP which is no longer maintained.
245	Cumberland Arena (Razzer)	CW1 2BD	South	Crewe	Disused provision	Site previously accommodated an NTP which is no longer maintained.
258	Alderley Park[19] (Monks Heath)	SK10 4TS	North	Knutsford	Disused provision	Site previously accommodated an NTP which is no longer maintained.

[17] Poynton Mitigation Strategy
[18] Disused provision relates to former cricket provision that was maintained on a site which is currently in currently in use for another sport such as football / rugby union etc.
[19] The NTP is due to be brought back into use for the following season.

As seen, a disused grass wicket square is provided at Chelford Cricket Club; the Club folded in 2018 and whilst interest has been shown in other clubs using the site as a satellite ground, no agreement has been found with the private landowner. The site has been subject to planning applications (dwellings), but this could be a key site in alleviating excess demand.

In addition, there are four sites (Eaton Bank Academy, Sir William Stanier School, The King's School (Cumberland Street) and The King's School (Fence Avenue Site)) which previously contained one grass wicket square (at The King's School (Cumberland Street)) and NTPs (five NTPs in total) that have now been built on.

Management and security of tenure

The below table is a summary of clubs' tenure at their primary sites. As shown, most clubs are considered to have secure tenure through either a long-term lease (three to five years), rental from Cheshire East Council or freehold.

Table 7.5: Summary of security of tenure for clubs at their primary site

Site ID	Site name	Club user	Agreement	Security of tenure?
1	Alderley Edge Cricket Club	Alderley Edge CC	Freehold	Secure
4	Alsager Cricket Club	Alsager CC	Freehold	Secure
8	Ashley Cricket Club	Ashley CC	Lease (expires in 2038)	Secure
9	Aston Cricket Club	Aston CC	Freehold	Secure
18	Bollington Recreation Ground	Bollington CC	Rent from Cheshire East Council	Secure
20	Toft Cricket Club	Toft CC	Lease from Bruntwood (30-year agreement)	Secure
25	Bunbury Cricket Club	Bunbury CC	Three-year lease with Andrew Bird (expires in 2024)	Unsecure
29	Cholmondeley Cricket Club	Cholmondeley CC	Rent from private landlord	Unsecure
33	Congleton Sports & Social Club	Congleton CC	Freehold	Secure
38	Crewe Vagrants	Crewe CC	Freehold	Secure
45	Elworth Cricket Club	Elworth CC	Freehold	Secure
51	Haslington Cricket Club Ltd	Haslington CC	Lease from private landlord (25-year agreement)	Secure
57	Holmes Chapel Cricket Club	Holmes Chapel CC	Freehold	Secure
63	Kerridge Cricket Club	Kerridge CC	Freehold	Secure
68	Knutsford Sports Club	Knutsford CC	Lease from private landlord (50-year agreement)	Secure
74	Macclesfield Cricket Club	Macclesfield CC	Freehold	Secure
82	Middlewich Cricket Club	Middlewich CC	Lease from private landlord (100-year agreement)	Secure
87	Mobberley Cricket Club	Mobberley CC	Freehold	Secure
89	Nantwich Cricket Club	Nantwich CC	Freehold	Secure
103	Poynton Sports Club	North East Cheshire CC	Freehold	Secure

Site ID	Site name	Club user	Agreement	Security of tenure?
108	Sandbach Cricket Club	Sandbach CC	Freehold	Secure
120	Styal Playing Fields	Styal CC	Freehold	Secure
142	Wilmslow Leisure Centre	Wilmslow CC	Rent from Cheshire East Council	Secure
144	Eric Swan Sports Ground	Wistaston Village CC	Lease from Wistaston Sports & Leisure Association (25-year agreement)	Secure
153	Langley Cricket Club	Langley CC	Freehold	Secure
154	Lindow Cricket Club	Lindow CC	Lease from Trust (18-years remaining)	Secure
156	Mere Cricket Club	Europa Exiles CC	Leased (20 years)	Secure
158	Over Peover Cricket Club	Over Peover CC	Lease from private landlord (ten-year agreement)	Secure
159	Prestbury Cricket Club	Prestbury CC	Rent from private landlord	Unsecure
160	Rode Park & Lawton Cricket Club	Rode Park & Lawton CC	Rent from Rode Hall Estate	Unsecure
161	Rostherne Cricket Club	Rostherne CC	Lease from Tatton Estate	Secure
275	Gorse Croft Farm	Audlem CC	Rent from private landlord	Unsecure

Bollington CC and Wilmslow CC rent their squares (Bollington Recreation Ground and Wilmslow Leisure Centre respectively) on a yearly basis from the Council, which is seen as less of an issue because the Council is expected to continue providing cricketing provision at the sites used. Nevertheless, Bollington CC indicates a desire to enter into a longer term agreement so that it can potentially attract investment into the facilities, particularly in terms of practice nets.[20]

Macclesfield CC also splits its usage across two squares, albeit they are co-located. Its use of its second square (known locally as Parkside Cricket Ground) is currently considered unsecure as the Council is awaiting transfer of the provision as part of a planning agreement. Following this, it will be leased to the Club.

The majority of school sites do not provide security of tenure for access to their cricket provision; however, this is not currently an issue as none of them are in active use by clubs and little demand is perceived to exist. Secure tenure is provided at The King's School, a community use agreement that was setup as part of the planning conditions for the development of the squares.

Several of clubs do have unsecure tenure, with this relating to:

- Audlem CC
- Cholmondeley CC
- Prestbury CC
- Bunbury CC
- Rode Park & Lawton CC

[20] It should be aspirational for all clubs to attain a 25-year plus tenure agreement, in order to assist in delivering ancillary development aspirations.

A particular issue is reported by Bunbury CC, which states that is incapable of fulfilling its future aspirations due to its lack of security of tenure. Its current agreement is due to end in 2024 and this has now been an issue for several years.

In addition, six clubs also access secondary venues to meet their level of demand in addition to the primary venues listed above. The clubs in questions and subsequent sites used are as follows:

- Ashley CC – Rostherne Cricket Club
- Congleton CC – Mossley Cricket Club
- Lindow CC - Wilmslow Phoenix Sports Club
- Nantwich CC – Weston Cricket Club
- North East Cheshire CC – Disley Amalgamated Sports Club
- Toft CC – Alderley Park (Monks Heath)

Although the tenure for most clubs at the sites listed above is unknown, it can be assumed that as secondary venues, most clubs will rent use of the squares on an annual basis. Whilst this signifies unsecure tenure, no issues are reported. Clubs utilising secondary squares generally do not want to be tied into a long-term commitment as access may not always be required.

Square quality

The quality of cricket pitches has been assessed via a combination of site visits (using non-technical assessments as determined by the ECB) and user consultation to reach and apply an agreed rating on a scale of good, standard and poor. For the full assessment criteria, please see Appendix 2.

Maintaining high square quality is the most important aspect of cricket; if the wicket is poor, it can affect the quality of the game and can, in some instances, become dangerous. As an example, if a square is poor quality, a ball can bounce erratically on a wicket and become a danger to players.

The audit of grass wicket cricket squares in Cheshire East found 39 to be good quality and nine to be standard quality. This means that none are poor quality, which is relatively rare. The site-by-site breakdown of this is shown in the following table.

Table 7.6: Quality ratings for all grass wicket squares (site-by-site)

Site ID	Site name	Analysis area	Sub area	Community use?	No. of squares	Square quality
1	Alderley Edge Cricket Club	North	Wilmslow	Yes	1	Good
4	Alsager Cricket Club	Central	Alsager	Yes	1	Good
8	Ashley Cricket Club	North	Knutsford	Yes	1	Good
9	Aston Cricket Club	South	Nantwich	Yes	1	Good
18	Bollington Recreation Ground	North	Macclesfield	Yes	1	Good
20	Toft Cricket Club	North	Knutsford	Yes	1	Good
25	Bunbury Cricket Club	South	Nantwich	Yes	1	Good
29	Cholmondeley Cricket Club	South	Nantwich	Yes	1	Good

Site ID	Site name	Analysis area	Sub area	Community use?	No. of squares	Square quality
33	Congleton Sports & Social Club	Central	Congleton	Yes	1	Good
38	Crewe Vagrants	South	Nantwich	Yes	1	Good
42	Disley Amalgamated Sports Club	North	Poynton	Yes	1	Good
45	Elworth Cricket Club	Central	Sandbach	Yes	2	Good
51	Haslington Cricket Club Ltd	South	Crewe	Yes	1	Good
57	Holmes Chapel Cricket Club	Central	Holmes Chapel	Yes	1	Good
63	Kerridge Cricket Club	North	Macclesfield	Yes	1	Standard
68	Knutsford Sports Club	North	Knutsford	Yes	1	Good
74	Macclesfield Cricket Club	North	Macclesfield	Yes	1	Good
82	Middlewich Cricket Club	Central	Middlewich	Yes	1	Good
87	Mobberley Cricket Club	North	Knutsford	Yes	1	Good
89	Nantwich Cricket Club	South	Nantwich	Yes	1	Good
103	Poynton Sports Club	North	Poynton	Yes	1	Standard
108	Sandbach Cricket Club	Central	Sandbach	Yes	1	Good
110	Sandbach School	Central	Sandbach	Yes	1	Standard
120	Styal Playing Fields	North	Wilmslow	Yes	1	Good
126	The King's School	North	Poynton	Yes	3	Good
					3	Standard
131	Wilmslow Leisure Centre (The Rectory Field)	North	Wilmslow	Yes	1	Good
135	Weston Cricket Club	South	Crewe	Yes	1	Good
143	Wilmslow Phoenix Sports Club	North	Wilmslow	Yes	1	Good
144	Eric Swan Sports Ground	South	Crewe	Yes	1	Good
153	Langley Cricket Club	North	Macclesfield	Yes	1	Good
154	Lindow Cricket Club	North	Wilmslow	Yes	1	Good
156	Mere Cricket Club	North	Knutsford	Yes	1	Good
157	Mossley Cricket Club	Central	Congleton	Yes	1	Standard
158	Over Peover Cricket Club	North	Knutsford	Yes	1	Good
159	Prestbury Cricket Club	North	Poynton	Yes	1	Good

Site ID	Site name	Analysis area	Sub area	Community use?	No. of squares	Square quality
160	Rode Park & Lawton Cricket Club	Central	Alsager	Yes	1	Good
161	Rostherne Cricket Club	North	Knutsford	Yes	1	Standard
244	Pott Shrigley Cricket Club	North	Macclesfield	Yes	1	Good
258	Alderley Park (Monks Heath)	North	Knutsford	Yes	1	Standard
275	Gorse Croft Farm (Audlem Cricket Club)	South	Nantwich	Yes	1	Good

As seen, the standard quality squares are located at:

- Alderley Park (Monks Heath)
- Kerridge Cricket Club
- Mossley Cricket Club
- Poynton Sports Club
- Rostherne Cricket Club
- Sandbach School
- The King's School x3

Whilst no major concerns are identified at the sites, there are generally greater signs of wear and tear, unevenness and waterlogging.

All remaining sites are considered to be good quality. This is a testament to sophisticated maintenance regimes in place, which is helped by the majority of regimes being operated or at least organised by clubs.

Changes from the previous study

A slight difference in the quality of squares is identified between the quality scores above and 2021 findings. Overall, the 2021 study assessed 36 squares as good quality, nine squares as standard quality and one square as poor quality. Therefore, in comparison, there has been an increase of five good quality squares and a decrease of two standard quality and one poor quality square.

The noticeable improvement in quality is captured via club consultation, whereby none of the responding clubs report worsening conditions and with 12 clubs reporting an improvement. This includes Alderley Edge CC, which has had its square relayed recently. Most clubs reporting an improvement attribute this to maintenance enhancements, aided by investment in machinery and more hours being put towards it.

However, many clubs still report aspirations to improve their squares; the following table summarises clubs' aspirational square improvement plans.

Table 7.7: Summary of clubs' square improvement plans

Site ID	Site name	Club	Comments
1	Alderley Edge Cricket Club	Alderley Edge CC	Continue grounds improvement scheme
4	Alsager Cricket Club	Alsager CC	Grounds maintenance (outfield drainage)
18	Bollington Recreation Ground	Bollington CC	Scorebox refurbishment, outfield maintenance
20	Toft Cricket Club	Toft CC	Scorebox refurbishment, irrigation system
25	Bunbury Cricket Club	Bunbury CC	Grounds maintenance /equipment (new outfield mower)
33	Congleton Sports & Social Club	Congleton CC	Grounds maintenance / equipment
38	Crewe Vagrants	Crewe CC	Grounds maintenance / equipment
51	Haslington Cricket Club	Haslington CC	Grounds maintenance (outfield drainage)
74	Macclesfield Cricket Club	Macclesfield CC	Grounds maintenance /equipment (new outfield mower)
82	Middlewich Cricket Club	Middlewich CC	Grounds maintenance /equipment (new outfield mower)
89	Nantwich Cricket Club	Nantwich CC	Rainwater recycling (irrigation system)
144	Eric Swan Sports Ground	Wistaston Village CC	Replace sightscreen, scorebox refurbishment

Notwithstanding the above, some damage to squares and vandalism remains prevalent, with this reported at numerous sites within Cheshire East. Bollington, Crewe, Macclesfield, Rostherne, Sandbach, Styal and Wistaston Village cricket clubs each report consistent damages to their respective squares, whether it be from dog foul, rabbits or litter. Nevertheless, overall good quality is still suggested by most.

To obtain a full technical assessment of wicket and squares, the ECB recommends a Performance Quality Standard (PQS) assessment. The PQS looks at a cricket square to ascertain whether the pitch meets standards, which are benchmarked by the GMA.

Table 7.8: Performance Quality Standard ratings

Quality rating	Details
Premier (High)	Where the surface is intended for Premier League play, with those within the top quartile capable of holding minor county and 1st class one day matches. May include some of the better schools and university pitches
Club (Standard)	A Club pitch suitable for league, school and junior cricket
Basic	An acceptable level suitable for recreational cricket and where the surface is designed and maintained within tight financial limitations such as local authorities
Unsuitable	This is where the surface is deemed unfit or unsafe for play

Clubs can contact the CCB to arrange for a pitch advisor to complete three different reports that vary in cost. A fully comprehensive report includes soil testing and guidance on machinery and corrective procedures, a mini report includes guidance on machinery and corrective procedures and a verbal report is a spoken version of a mini report.

Ball strike

Where there is either new cricket provision being put in place, or more commonly where there is a development which may prejudice the use of an existing cricket facility, there is a requirement for a full ball strike risk assessment to be undertaken and appropriate mitigation put in place as part of the development. As such, the ECB recommends that the affected or at-risk clubs and organisations seek to have a ball strike risk assessment undertaken. Further information can be provided by the ECB.

Ancillary facilities

The table below identifies the quality of the clubhouse and changing provision at sites used for community cricket within Cheshire East. Overall, ten sites are accompanied by good quality facilities, 19 have standard quality provision and nine sites are categorised as having poor quality provision.

Table 7.9: Summary of ancillary quality

Site ID	Site name	Club	Clubhouse quality
1	Alderley Edge Cricket Club	Alderley Edge CC	Good
4	Alsager Cricket Club	Alsager CC	Good
8	Ashley Cricket Club	Ashley CC	Standard
9	Aston Cricket Club	Aston CC	Poor
18	Bollington Recreation Ground	Bollington CC	Standard
20	Toft Cricket Club	Toft CC	Poor
25	Bunbury Cricket Club	Bunbury CC	Poor
29	Cholmondeley Cricket Club	Cholmondeley CC	Standard
33	Congleton Sports & Social Club	Congleton CC	Standard
38	Crewe Vagrants	Crewe CC	Good
42	Disley Amalgamated Sports Club	North East Cheshire CC	Standard
45	Elworth Cricket Club	Elworth CC	Good
51	Haslington Cricket Club Ltd	Haslington CC	Standard
57	Holmes Chapel Cricket Club	Holmes Chapel CC	Standard
63	Kerridge Cricket Club	Kerridge CC	Standard
68	Knutsford Sports Club	Knutsford CC	Good
74	Macclesfield Cricket Club	Macclesfield CC	Standard
82	Middlewich Cricket Club	Middlewich CC	Standard
87	Mobberley Cricket Club	Mobberley CC	Good
89	Nantwich Cricket Club	Nantwich CC	Good
103	Poynton Sports Club	North East Cheshire CC	Standard
108	Sandbach Cricket Club	Sandbach CC	Good
120	Styal Playing Fields	Styal CC	Standard
131	Wilmslow Leisure Centre (The Rectory Field)	Wilmslow CC	Standard
135	Weston Cricket Club	Nantwich CC	Good
143	Wilmslow Phoenix Sports Club	Lindow CC	Standard

Site ID	Site name	Club	Clubhouse quality
144	Eric Swan Sports Ground	Wistaston Village CC	Standard
153	Langley Cricket Club	Langley CC	Standard
154	Lindow Cricket Club	Lindow CC	Good
156	Mere Cricket Club	Europa Exiles CC	Poor
157	Mossley Cricket Club	Congleton CC	Poor
158	Over Peover Cricket Club	Over Peover CC	Poor
159	Prestbury Cricket Club	Prestbury CC	Standard
160	Rode Park & Lawton Cricket Club	Rode Park & Lawton CC	Standard
161	Rostherne Cricket Club	Ashley CC	Poor
		Rostherne CC	
244	Pott Shrigley Cricket Club	Pott Shrigley CC	Standard
258	Alderley Park (Monks Heath)	Toft CC	Poor
275	Gorse Croft Farm	Audlem CC	Poor

The sites with poor quality provision are:

- Alderley Park (Monks Heath)
- Aston Cricket Club
- Bunbury Cricket Club
- Gorse Croft Farm (Audlem CC)
- Mere Cricket Club
- Mossley Cricket Club
- Over Peover Cricket Club
- Rostherne Cricket Club
- Toft Cricket Club.

These sites have been rated as such based on site assessment visits, the age of the building and information provided by clubs via consultation. Of particular concern is the condition of the clubhouse building at Mere Cricket Club, which is considered too small and poor quality.

In addition, despite overall standard quality ancillary provision at Wilmslow Leisure Centre, Wilmslow CC reports that it is not serviced by a dedicated pavilion. This Club instead utilises the main building at the site for all of its ancillary needs.

A further 22 clubs also have ancillary provision aspirations. The table below summarises the plans.

Table 7.10: Summary of clubs' ancillary development plans

Site ID	Site name	Club	Comments
1	Alderley Edge Cricket Club	Alderley Edge CC	Clubhouse and changing refurbishment
8	Ashley Cricket Club	Ashley CC	Clubhouse refurbishment
20	Toft Cricket Club	Toft CC	Clubhouse redevelopment
33	Congleton Sports & Social Club	Congleton CC	Changing room refurbishment
38	Crewe Vagrants	Crewe CC	Changing room refurbishment
45	Elworth Cricket Club	Elworth CC	Clubhouse and changing refurbishment

Site ID	Site name	Club	Comments
1	Alderley Edge Cricket Club	Alderley Edge CC	Clubhouse and changing refurbishment
51	Haslington Cricket Club Ltd	Haslington CC	Changing room refurbishment
57	Holmes Chapel Cricket Club	Holmes Chapel CC	Replace sightscreens
63	Kerridge Cricket Club	Kerridge CC	Clubhouse redevelopment
74	Macclesfield Cricket Club	Macclesfield CC	Clubhouse and changing room refurbishment
82	Middlewich Cricket Club	Middlewich CC	Clubhouse redevelopment
87	Mobberley Cricket Club	Mobberley CC	Changing room refurbishment
108	Sandbach Cricket Club	Sandbach CC	Scorebox renovation, tarmac club car park
120	Styal Playing Fields	Styal CC	Clubhouse and changing refurbishment
135	Weston Cricket Club	Nantwich CC	Changing room refurbishment
153	Langley Cricket Club	Langley CC	Clubhouse and changing refurbishment
154	Lindow Cricket Club	Lindow CC	Clubhouse redevelopment
157	Mossley Cricket Club	Congleton CC	Solar panel installation
158	Over Peover Cricket Club	Over Peover CC	Clubhouse redevelopment
159	Prestbury Cricket Club	Prestbury CC	Clubhouse and changing refurbishment
160	Rode Park & Lawton Cricket Club	Rode Park & Lawton CC	Changing room refurbishment
161	Rostherne Cricket Club	Rostherne CC	Clubhouse and changing refurbishment

Of the developments listed above, Toft CC has now secured planning permission from the Council for its pavilion redevelopment and are now actively fundraising, while Lindow CC are in a similar position. Elsewhere, the pavilion redevelopment at Elworth CC is a multi-phased approach, with updates to the toilets and social space carried out in 2023 and further work planned to redevelop the changing areas. Furthermore, Over Peover CC has submitted updated pavilion plans and are awaiting a planning decision.

The majority of changing room refurbishments are intended to support the development of women and girls cricket, with the creation of gender-neutral spaces incorporating the latest ECB technical specifications including replacing 'open' shower areas with individual cubicles.

In addition to the clubhouse and changing facility quality, Alsager CC, Langley CC, Lindow CC and Mobberley CC each report having unsuitable parking provision at their sites. No other clubs report any issues in this regard.

Training facilities

Access to cricket nets is important, particularly for training purposes. The table overleaf identifies the practice facilities that are available across Cheshire East.

As seen, 30 sites are serviced by practice nets in some form, which represents a high number. This includes Poynton Sports Club, which recently (in 2023) received a three-lane practice net facility, with this servicing North East Cheshire CC. However, 25 clubs report a need for new, additional or improved provision, which is also significant. Furthermore, Wilmslow, Rostherne and Holmes Chapel cricket clubs are currently without their own facilities.

In addition, although not covered by the scope of this study, several clubs report an increasing struggle for access to indoor cricket facilities due to the limited venues offering such provision and due to having to compete with other sports and pre-existing block bookings. This applies to Bunbury, Macclesfield, Haslington, North East Cheshire and Pott Shrigley cricket clubs.

Table 7.11: Summary of training facilities at club sites

Site ID	Site name	Club user	Does the ground have nets?	Permanent or roll on?	Demand for improved/ additional training provision?
1	Alderley Edge Cricket Club	Alderley Edge CC	Yes	Permanent	Yes
4	Alsager Cricket Club	Alsager CC	Yes	Both	Yes
8	Ashley Cricket Club	Ashley CC	Yes	Permanent	No
9	Aston Cricket Club	Aston CC	Yes	Permanent	No
18	Bollington Recreation Ground	Bollington CC	Yes	Permanent[21]	Yes
20	Toft Cricket Club	Toft CC	Yes	Permanent	Yes
25	Bunbury Cricket Club	Bunbury CC	Yes	Both	Yes
29	Cholmondeley Cricket Club	Cholmondeley CC	Yes	Permanent	No
33	Congleton Sports & Social Club	Congleton CC	Yes	Roll on	Yes
38	Crewe Vagrants	Crewe CC	Yes	Permanent	Yes
45	Elworth Cricket Club	Elworth CC	Yes	Permanent	Yes
51	Haslington Cricket Club	Haslington CC	Yes	Both	Yes
57	Holmes Chapel Cricket Club	Holmes Chapel CC	No	-	No
63	Kerridge Cricket Club	Kerridge CC	Yes	Roll on	No
68	Knutsford Sports Club	Knutsford CC	Yes	Permanent	Yes
74	Macclesfield Cricket Club	Macclesfield CC	Yes	Permanent	Yes
82	Middlewich Cricket Club	Middlewich CC	Yes	Both	No
87	Mobberley Cricket Club	Mobberley CC	Yes	Both	No
89	Nantwich Cricket Club	Nantwich CC	Yes	Both	No
103	Poynton Sports Club	North East Cheshire CC	Yes	Permanent	Yes
108	Sandbach Cricket Club	Sandbach CC	Yes	Permanent	Yes
120	Styal Playing Fields	Styal CC	Yes	Roll on	Yes
135	Weston Cricket Club	Nantwich CC	Yes	Permanent	Yes
142	Wilmslow Leisure Centre	Wilmslow CC	No	-	Yes
144	Eric Swan Sports Ground	Wistaston Village CC	Yes	Roll on	Yes
153	Langley Cricket Club	Langley CC	Yes	Both	Yes
154	Lindow Cricket Club	Lindow CC	Yes	Both	Yes

[21] Permanent practice nets have been taken out of use and have not yet been replaced.

Site ID	Site name	Club user	Does the ground have nets?	Permanent or roll on?	Demand for improved/ additional training provision?
156	Mere Cricket Club	Europa Exiles CC	Yes	Permanent	Yes
158	Over Peover Cricket Club	Over Peover CC	Yes	Permanent	Yes
159	Prestbury Cricket Club	Prestbury CC	Yes	Roll on	Yes
160	Rode Park & Lawton Cricket Club	Rode Park & Lawton CC	Yes	Permanent	Yes
161	Rostherne Cricket Club	Rostherne CC	No	-	Yes
244	Pott Shrigley Cricket Club	Pott Shrigley CC	Yes	Roll on	Yes
275	Gorse Croft Farm (Audlem Cricket Club)	Audlem CC	Yes	Roll on	Yes

Of the sites listed above, Toft CC has secured a grant from ECB to refurbish its three-bay net facility, which it hopes to complete in time for the 2024 season. Prestbury CC has applied for an ECB Interest Free Loan to support its application for a non-turf practice facility.

7.3: Demand

The large majority of competitive hard-ball cricket demand in Cheshire East is accommodated within the Cheshire County Cricket League. This consists of a senior structure and a junior structure. For senior demand, teams play in a pyramid league system consisting of the ECB Cheshire County Premier League and the Cheshire Cricket League, while several clubs also compete in the ECB North Staffs and South Cheshire Premier League as well as a number of midweek and friendly leagues. The Cheshire Cricket Board also runs the “Get the Game On” initiative for more ad hoc friendly fixtures, and there are also a number of junior leagues covering the Cheshire area and beyond that provide a mix of league, cup and friendly matches.

There are 33 affiliated clubs in Cheshire East which collectively provide 333 teams. This equates to 128 senior men’s, 16 senior women’s and 189 junior teams (171 junior boys’ and 18 junior girls’ teams).

As seen in the table below, most teams are based in the North Analysis Area (200 teams), whilst the fewest number of teams are found in the South Analysis Area (56 teams).

Table 7.12: Summary of affiliated teams by analysis area

Analysis area	Sub areas	No. of teams				Total
		Senior men’s	Senior women’s	Junior boys’	Junior girls’	
North	Knutsford	26	2	23	1	**52**
	Macclesfield	19	3	29	3	**54**
	Poynton	9	2	21	3	**35**
	Wilmslow	19	3	30	7	**59**
					Total	**200**
Central	Alsager	11	-	12	-	**23**
	Congleton	3	-	5	1	**9**
	Holmes Chapel	3	-	3	-	**6**
	Middlewich	4	-	8	-	**12**
	Sandbach	8	1	15	3	**27**

Analysis area	Sub areas	No. of teams				Total
		Senior men's	Senior women's	Junior boys'	Junior girls'	
					Total	**77**
South	Crewe	12	2	12	-	**26**
	Nantwich	14	2	13	1	**30**
					Total	**56**
	Cheshire East	**128**	**16**	**171**	**18**	**333**
	2021 PPS Study	**119**	**6**	**157**	**15**	**297**

Most clubs are relatively large, with several teams at both senior and junior level, such as Ashley, Lindow, Macclesfield and Toft cricket clubs. However, there are also some smaller clubs with just one or two senior teams and no junior section. Examples include Europa Exiles, Kerridge and Rostherne cricket clubs.

For a full summary of demand at a club-specific level, please see Table 7.13, overleaf.

Table 7.13: Current summary of teams by club and a comparison to the previous study

Site ID	Site name	Club	Sub area	No. of teams				Total	Team % change from previous study
				Men's	Women's	Boys'	Girls'		
1	Alderley Edge Cricket Club	Alderley Edge CC	Wilmslow	5	-	12	-	17	18%
4	Alsager Cricket Club	Alsager CC	Alsager	7	-	5	-	12	25%
8	Ashley Cricket Club	Ashley CC	Knutsford	7	-	11	-	18	6%
161	Rostherne Cricket Club		Knutsford						
9	Aston Cricket Club	Aston CC	Nantwich	3	1	3	-	7	14%
50	Audlem Cricket Club	Audlem CC	Nantwich	2	-	-	-	2	-
18	Bollington Recreation Ground	Bollington CC	Macclesfield	4	-	2	-	6	-
25	Bunbury Cricket Club	Bunbury CC	Nantwich	2	-	3	-	5	20%
29	Cholmondeley Cricket Club	Cholmondeley CC	Nantwich	2	-	-	-	2	33%
33	Congleton Sports & Social Club	Congleton CC	Congleton	3	-	5	1	9	-
157	Mossley Cricket Club		Congleton						
38	Crewe Vagrants	Crewe CC	Nantwich	2	-	3	-	5	20%
45	Elworth Cricket Club	Elworth CC	Sandbach	5	1	9	3	18	28%
156	Mere Cricket Club	Europa Exiles CC	Knutsford	1	-	-	-	1	-
51	Haslington Cricket Club Ltd	Haslington CC	Crewe	6	-	7	-	13	15%
57	Holmes Chapel Cricket Club	Holmes Chapel CC	Holmes Chapel	3	-	3	-	6	67%
63	Kerridge Cricket Club	Kerridge CC	Macclesfield	1	-	-	-	1	-
68	Knutsford Sports Club	Knutsford CC	Knutsford	2	-	-	-	2	-
153	Langley Cricket Club	Langley CC	Macclesfield	3	1	9	2	15	13%
143	Wilmslow Phoenix Sports Club	Lindow CC	Wilmslow	9	3	18	7	37	16%
154	Lindow Cricket Club		Wilmslow						
74	Macclesfield Cricket Club	Macclesfield CC	Macclesfield	8	2	15	1	26	23%
82	Middlewich Cricket Club	Middlewich CC	Middlewich	4	-	8	-	12	25%
87	Mobberley Cricket Club	Mobberley CC	Knutsford	4	-	3	-	7	-
89	Nantwich Cricket Club	Nantwich CC	Nantwich	6	2	7	-	15	-

Site ID	Site name	Club	Sub area	No. of teams				Total	Team % change from previous study
				Men's	Women's	Boys'	Girls'		
135	Weston Cricket Club		Crewe						
42	Disley Amalgamated Sports Club	North East Cheshire CC	Poynton	6	2	17	3	28	18%
103	Poynton Sports Club		Poynton						
158	Over Peover Cricket Club	Over Peover CC	Knutsford	3	-	1	-	4	33%
244	Pott Shrigley Cricket Club	Pott Shrigley CC	Macclesfield	3	-	3	-	6	33%
159	Prestbury Cricket Club	Prestbury CC	Poynton	3	-	4	-	7	12.5%
160	Rode Park & Lawton Cricket Club	Rode Park & Lawton CC	Alsager	4	-	7	-	11	18%
161	Rostherne Cricket Club	Rostherne CC	Knutsford	1	-	-	-	1	75%
108	Sandbach Cricket Club	Sandbach CC	Sandbach	3	-	5	-	8	38%
120	Styal Playing Fields	Styal CC	Wilmslow	2	-	-	-	2	60%
20	Toft Cricket Club	Toft CC	Knutsford	8	2	8	1	19	26%
258	Alderley Park (Monks Heath)		Knutsford						
131	Wilmslow Leisure Centre (The Rectory Field)	Wilmslow CC	Wilmslow	3	-	-	-	3	-
144	Eric Swan Sports Ground	Wistaston Village CC	Crewe	3	2	3	-	8	11%
			Total	**128**	**16**	**171**	**18**	**333**	**11%**

Changes from the previous study

As seen in Table 7.13 above, there has been an increase in the number of teams playing within Cheshire East since the previous study, with demand rising from 297 teams in 2021 to 333 teams currently. This represents a 11% increase.

Notwithstanding the overall growth, nine clubs have seen demand decrease over the time period, with these being Cholmondeley, Congleton, Over Peover, Pott Shrigley, Prestbury, Rostherne, Sandbach, Styal and Wistaston Village cricket clubs. However, this more than offset by a growth at 15 clubs, with a significant increase seen at some, such as Elworth CC, Holmes Chapel CC and Toft CC.

Latent/unmet demand

From consultation, no clubs report any latent or unmet demand in Cheshire East. In effect, all clubs report that there current demand is being adequately provided for across the primary and, where required, secondary venues.

Imported demand

Didsbury CC imports a single men's team into Cheshire East from Manchester, playing home matches at Mere Cricket Club. This is used as a secondary venue by the Club, accessing the square on alternative weekends alongside Europa Exiles CC.

In addition, Mere Cricket Club is also utilised by Friends United CC and Copthorne CC from the Greater Manchester Amateur Cricket League on Sundays, as well as by Bowdon CC for junior play on both Sundays and Tuesdays. The Club emanates from Trafford.

An adult friendly team known as High Legh CC also utilises the site on Wednesday evenings.

Exported demand

No exported cricket demand is identified. That is to say that no Cheshire East-based clubs currently access provision outside of the area for their home matches.

Additional activity

The ECB is currently running a number of initiatives across the Country which results in additional cricket demand and use of cricket facilities. Whilst these do not generally utilise grass wickets, they can impact upon availability when sessions are being held due to use of cricket outfields, making squares unusable for matches during these periods. This can mean no availability on one or two nights a week.

Women's and girls' cricket

One of the six key priorities within ECB's Inspiring Generations strategy is 'transforming the women and girls game'. Through the strategy, ECB have pledged to increase the representation of women and girls in every level of cricket by:

- Growing the base through participation and facilities investment.
- Launching centres of excellence and a new elite domestic structure.
- Investing in girls' county age group cricket.
- Delivering a girls' secondary school programme.

Linked to the above, the CCB now employs a Women's and Girls' Manager and three dedicated Women's and Girls' Development Officers, with a remit to grow female participation in club and community settings throughout the County. The County Facilities Strategy also has 'Transform Womens and Girls Cricket' as one of its 5 Priority Areas.

There are currently 34 women's and girls teams competing within Cheshire East (16 women's, 18 girls) the majority of whom play within the Cheshire Women's Cricket League structure, which offers a blend of hard ball and soft ball competition. Hard ball fixtures are played on the square, but softball fixtures typically take place on outfields and some are played within round-robin 'festival' format to maximise participation for those involved. A full list of Women and Girls teams in the Borough is included within Table 7.13 above.

All Stars cricket

In partnership with the ECB and Chance to Shine, cricket clubs can register to become an ECB All Stars Cricket Centre. Once registered, a club can deliver the programme which aims to introduce cricket to children aged from five to eight. Subsequently, this may lead to increased interest and demand for junior cricket at clubs.

The programme seeks to achieve the following aims:

- Increase cricket activity for 5-8 year olds in the school and club environment.
- Develop consistency of message in both settings to aid transition.
- Improve generic movement skills for children, using cricket as the vehicle.
- Make it easier for new volunteers to support and deliver in the club environment.
- Use fun small-sided games to enthuse new children and volunteers to follow and play the game.

In Cheshire East, 18 clubs currently deliver All Stars activity, which is a large number.

Dynamo's cricket

A key development area for the ECB in delivering on the outcomes of 'Inspiring Generations' will be the Dynamos programme for 8-11 year olds, which originally aimed to launch in 2020. It plans on building on the significant growth of the All Stars and will develop the pathway to retain juniors who progress.

Where All Stars seeks to engage children in cricket activity and learning the skills, Dynamo's seeks to engage children in learning how to play, introducing a modified softball format as competitive progression with a view to eventual transition through to hardball cricket. The programme will be strongly linked to The Hundred, a new short format competition which also aimed to launch in 2020 (pre-Covid-19).

In Cheshire East, nine clubs currently take part in the Dynamos initiative.

The below table summarises which community cricket clubs have women/girls, All Stars and Dynamos activity.

Table 7.14: Cheshire East clubs involved in ECB initiatives

Club name	All Stars	Dynamos	Women/Girls
Alderley Edge CC	No	No	No
Alsager CC	No	No	No
Ashley CC	Yes	No	No

Club name	All Stars	Dynamos	Women/Girls
Aston CC	No	No	Yes
Audlem CC	No	No	No
Bollington CC	Yes	Yes	No
Bunbury CC	No	No	No
Cholmondeley CC	No	No	No
Congleton CC	Yes	No	Yes
Crewe CC	Yes	Yes	No
Elworth CC	Yes	Yes	Yes
Europa Exiles CC	No	No	No
Haslington CC	Yes	Yes	No
Holmes Chapel CC	No	No	No
Kerridge CC	No	No	No
Knutsford CC	No	No	No
Langley CC	Yes	No	Yes
Lindow CC	Yes	No	Yes
Macclesfield CC	Yes	No	Yes
Middlewich CC	Yes	Yes	No
Mobberley CC	Yes	No	No
Nantwich CC	Yes	No	Yes
North East Cheshire CC	No	No	Yes
Over Peover CC	Yes	No	Yes
Pott Shrigley CC	No	Yes	No
Prestbury CC	Yes	Yes	No
Rode Park & Lawton CC	Yes	No	No
Rostherne CC	No	No	No
Sandbach CC	No	No	No
Styal CC	Yes	Yes	No
Toft CC	Yes	Yes	Yes
Wilmslow CC	No	No	No
Wistaston Village CC	Yes	No	Yes
Total	**18/33 (55%)**	**9/33 (27%)**	**10/33 (30%)**

Across the Borough, only Elworth CC and Toft CC offer all three cricket initiatives.

Last Man Stands

Last Man Stands (LMS) was founded in 2005, in London. The social outdoor eight-a-side T20 cricket game is played midweek, lasts approximately two hours and is generally played on NTPs. All eight wickets are required to bowl a team out so when the seventh wicket falls, the 'Last Man Stands' on his own. This shorter format of the game has encouraged more people to participate in the sport and is increasing in popularity.

LMS does not currently operate in Cheshire East, however, should suitable locations be available it is something that will be considered in the future as there is currently no dedicated alternative (such as a T20 league). The CCB indicates that a venue in Crewe, such as King George V Playing Fields, and/or Macclesfield would be best suited.

Future demand

Future demand can be defined via several ways, including through participation increases and by using population forecasts. In addition, the proceeding Strategy & Action Plan document will contain housing growth scenarios that will estimate additional demand that could arise from developments across Cheshire East.

Participation increases

In total, 15 of the 33 clubs in Cheshire East report future demand aspirations. This totals a potential increase of 26 teams, which broken down equates to one senior men's, eight senior women's and 17 junior teams. This is summarised in the following table.

Table 7.15: Summary of future demand

Club name	Future demand (members)			Total
	Senior men's	Senior women's	Juniors	
Alsager CC	-	-	1	**1**
Bollington CC	-	1	2	**3**
Bunbury CC	-	-	1	**1**
Crewe Vagrants CC	-	-	2	**2**
Elworth CC	-	-	2	**2**
Haslington CC	-	1	2	**3**
Langley CC	-	1	1	**2**
Lindow CC	-	1	1	**2**
Mobberley CC	-	1	-	**1**
Over Peover CC	-	-	2	**2**
Pott Shrigley CC	-	1	-	**1**
Sandbach CC	1	1	1	**3**
Styal CC	-	1	1	**2**
Wistaston Village CC	-	-	1	**1**
Total	**1**	**8**	**17**	**26**

Population forecasts

For population projections, Sport England's Playing Pitch Calculator can estimate the likely additional demand for grass wicket cricket squares that will arise from forecasted growth. This uses the current population within each relevant age group together with current participation levels to establish team generation rates that are applied to future population projections.

Using the above, it is predicted in Cheshire East that there will be a growth of five senior men's, one senior women's, seven junior boys and one junior girls team to 2030 (the date selected to align the PPOSS with the Council's Local Plan). This is shown in the table below.

Table 7.16: Future demand via population growth (2030)

Age group	Team generation rate	Number of new teams generated by the new population	Number of new teams generated by the new population[22]
Men (18-55yrs)	1;653	5.04	5
Women (18-55yrs)	1:5643	0.60	1

[22] Rounded to the nearest whole number

Age group	Team generation rate	Number of new teams generated by the new population	Number of new teams generated by the new population[22]
Boys (7-18yrs)	1:164	6.85	7
Girls (7-18yrs)	1:1484	0.73	1

Notwithstanding the above, it is important to acknowledge that there are plans and strategies in place to increase the number of teams at some formats beyond what current trends and population changes would suggest. For example, consultation with the ECB suggests that further development of women and girl's participation in cricket in Cheshire East is likely as it is currently a national priority. This also applies to potential increased growth in junior cricket, linked to the abovementioned All Stars and Dynamos initiatives.

In addition, the ECB's media rights deal includes a continuation of its relationship with Sky Sports, up to 2028. This now extends beyond broadcasting and is a partnership which will secure significant investment and a commitment to increase participation and drive engagement. This could therefore boost demand to levels in excess of those anticipated through the PPOSS, meaning the impact should be reviewed over coming years.

Furthermore, the demand identified is based solely upon current levels of formal demand from community-based cricket clubs and does not capture informal or recreational activity.

Future demand summary

In the supply and demand analysis at the end of this section of the report, it is considered unfeasible for all future demand to be factored in. This is because it is likely that club aspirations will absorb the future demand identified through population growth, rather than them being judged separately and therefore double counted. As such, only demand identified through population growth is taken forward, with club demand considered to be more theoretical and aspirational.

Notwithstanding the above, the proceeding Strategy & Action Plan document will contain a scenario that will consider the impact if club aspirations are also realised.

7.4: Capacity analysis

Capacity analysis for cricket is measured on a seasonal rather than a weekly basis. This is due to playability (as only one match is generally played per square per day at weekends or weekday evening) and because wickets are rotated throughout the season to reduce wear and tear and to allow for repair.

The capacity of a square to accommodate matches is driven by the number and quality of wickets. This section of the report therefore presents the current pitch stock available for cricket and illustrates the number of competitive match equivalent sessions per season per square that is available and that currently takes place.

For good quality squares, capacity is considered to be five matches per grass wicket per season, whilst for a standard quality square, capacity is four matches per wicket per season. For poor quality squares, no capacity is considered to exist as such provision is not deemed safe for play.

The number of matches played by each team has been derived from consultation with the clubs. Where the level of play was not made clear through the consultation process, an assumption has been made that all senior teams play between ten and 12 home matches per year and all junior teams play between four and eight matches per year depending on their age and level of competition.

The above is used to allocate capacity ratings as follows:

Potential capacity	Play is below the level the site could sustain
At capacity	Play matches the level the site can sustain
Overused	Play exceeds the level the site can sustain

Please note that non-turf wickets have been discounted from the analysis. No non-turf wicket squares are recorded as accommodating more than 60 matches per season; therefore, all non-turf wickets are considered to have spare capacity.

The above generally translates to actual spare capacity for junior cricket as peak time is midweek, whereby non-turf wickets are more commonly used and where matches can be played on a variety of days. However, this is not the case where midweek demand is particularly high, with capacity still limited due to general site usage.

The capacity analysis assumes that all clubs rotate their wickets evenly. However, this may not be the case at all sites, with central wickets potentially used more commonly than outer wickets that are closer to a boundary, especially for senior matches. The idea is to showcase what the capacity is or could be if best practice is followed for the whole square, rather than doing it on a wicket-by-wicket basis.

In addition, the analysis also differentiates between senior and junior wickets, with junior wickets those located on the outer parts of the square. These generally cannot be used for senior play due to their proximity to the boundary, unless the pitch is large enough for this not to be an issue, and they therefore should not contribute towards capacity for such demand. It is then assumed that, where junior wickets are identified, that these are used for junior demand up to U14 level (U14s and above are more likely to use senior wickets).

Peak time demand

An analysis of match play identifies that peak time demand for senior cricket in Cheshire East is Saturday, although a good proportion of teams are also fielded on a Sunday, including senior women's teams, as well as midweek in shorter formats of the game. In addition, peak time is midweek for junior cricket, albeit that some Sunday cricket is also recorded.

Based on the above, capacity across Saturday's, Sunday's and midweek requires consideration, which the following analysis looks to provide. This involves factoring in the overall capacity level at each site and current usage levels across each relevant period.

Education usage

Whilst all squares based at school sites currently are available for community use, it must be recognised that the majority also cater for curricular and extra-curricular, especially at those with a relatively strong cricket programme. At such sites, internal usage leaves little capacity remaining for any external access, with this demand therefore built into the capacity analysis.

Spare capacity

The table below explains the difference between the potential spare capacity referenced in Table 7.18 and the actual spare capacity identified in the final three columns (Saturday, Sunday and midweek).

Table 7.17: Spare capacity examples

Examples	Explanation of spare capacity
No	If the cell has a “no” it means that the pitch is played to capacity within this period and therefore cannot accommodate any further demand.
Yes	If the cell has a “yes” that is not highlighted it means there is spare capacity to accommodate further demand within this designated peak period; however, this is discounted due to unsecure tenure, poor quality, the lack of community availability, or the pitch already being played to capacity or being overplayed.
Yes	If the cell has a “yes” and is also highlighted in green it means there is actual available spare capacity within this peak period which can be utilised.

Table 7.18: Capacity analysis of grass cricket squares across Cheshire East

Site ID	Site name	Analysis area	Sub area	Available for community use?	Security of tenure	Club users	No. of squares	Square quality	Type of wicket	No. of grass wickets	Capacity (Sessions per season)	Actual play (Sessions per season)	Capacity rating (sessions per season)	Potential spare capacity for senior cricket? (Saturday)	Potential spare capacity for senior cricket? (Sunday)	Potential spare capacity for junior cricket? (Midweek)
1	Alderley Edge Cricket Club	North	Wilmslow	Yes	Secure	Alderley Edge CC	1	Good	Senior	13	65	51	14	No	No	No
									Junior[23]	6	30	32	2			
4	Alsager Cricket Club	Central	Alsager	Yes	Secure	Alsager CC	1	Good	Senior	9	45	50	5	No	No	No
									Junior	2	10	22	12			
8	Ashley Cricket Club	North	Knutsford	Yes	Secure	Ashley CC	1	Good	Senior	15	75	68	7	No	No	No
									Junior	3	15	16	1			
9	Aston Cricket Club	South	Nantwich	Yes	Secure	Aston CC	1	Good	Senior	8	40	28	12	No	Yes	Yes
									Junior	4	20	12	8			
18	Bollington Recreation Ground	North	Macclesfield	Yes	Secure	Bollington CC	1	Good	Senior	12	60	42	18	No	Yes	Yes
20	Toft Cricket Club	North	Knutsford	Yes	Secure	Toft CC	1	Good	Senior	18	90	72	18	No	No	No
									Junior	1	5	12	7			
25	Bunbury Cricket Club	South	Nantwich	Yes	Unsecure	Bunbury CC	1	Good	Senior	9	45	22	23	No	Yes	No
									Junior	2	10	12	2			
29	Cholmondeley Cricket Club	South	Nantwich	Yes	Unsecure	Cholmondeley CC	1	Good	Senior	8	40	12	28	No	Yes	Yes
33	Congleton Sports & Social Club	Central	Congleton	Yes	Secure	Congleton CC	1	Good	Senior	6	30	24	8	No	No	No
									Junior	3	15	22	7			
38	Crewe Vagrants	South	Nantwich	Yes	Secure	Crewe CC	1	Good	Senior	14	70	28	42	No	Yes	No
									Junior	2	10	12	2			
42	Disley Amalgamated Sports Club	North	Poynton	Yes	Secure	North East Cheshire CC	1	Good	Senior	12	60	50	10	No	No	No
									Junior	2	10	30	20			
45	Elworth Cricket Club	Central	Sandbach	Yes	Secure	Elworth CC	1	Good	Senior	14	70	82	12	No	No	No
							1[24]	Good	Junior	4	20	30	10	No	No	No
51	Haslington Cricket Club	South	Crewe	Yes	Secure	Haslington CC	1	Good	Senior	14	70	64	6	No	No	No
57	Holmes Chapel Cricket Club	Central	Holmes Chapel	Yes	Secure	Holmes Chapel CC	1	Good	Senior	8	40	44	4	No	No	No
63	Kerridge Cricket Club	North	Macclesfield	Yes	Secure	Kerridge CC	1	Standard	Senior	10	40	63	23	No	No	No
68	Knutsford Sports Club	North	Knutsford	Yes	Secure	Knutsford CC	1	Good	Senior	11	55	24	31	No	No	No
74	Macclesfield Cricket Club	North	Macclesfield	Yes	Secure	Macclesfield CC	2	Good	Senior	10	50	51	1	No	No	No
									Junior	4	20	14	6			
					Unsecure			Good	Senior	8	40	43	3	No	No	No
									Junior	4	20	14	6			
82	Middlewich Cricket Club	Central	Middlewich	Yes	Secure	Middlewich CC	1	Good	Senior	13	65	40	25	No	No	No
									Junior	5	25	20	5			
87	Mobberley Cricket Club	North	Knutsford	Yes	Secure	Mobberley CC	1	Good	Senior	5	25	36	11	No	No	No
									Junior	3	15	14	1			

[23] Under 13s and below play on junior wickets only
[24] Junior square

Site ID	Site name	Analysis area	Sub area	Available for community use?	Security of tenure	Club users	No. of squares	Square quality	Type of wicket	No. of grass wickets	Capacity (Sessions per season)	Actual play (Sessions per season)	Capacity rating (sessions per season)	Potential spare capacity for senior cricket? (Saturday)	Potential spare capacity for senior cricket? (Sunday)	Potential spare capacity for junior cricket? (Midweek)
89	Nantwich Cricket Club	South	Nantwich	Yes	Secure	Nantwich CC	1	Good	Senior	12	60	57	3	No	No	No
									Junior	2	10	16	6			
103	Poynton Sports Club	North	Poynton	Yes	Secure	North East Cheshire CC	1	Standard	Senior	7	28	58	30	No	No	No
									Junior	5	20	21	1			
108	Sandbach Cricket Club	Central	Sandbach	Yes	Secure	Sandbach CC	1	Good	Senior	12	60	30	30	No	Yes	No
									Junior	5	25	23	2			
110	Sandbach School	Central	Sandbach	Yes	Unsecure	Haslington CC	1	Standard	Senior	12	48	12	36	Yes	Yes	Yes
120	Styal Playing Fields	North	Wilmslow	Yes	Secure	Styal CC	1	Good	Senior	7	35	24	11	No	No	No
									Junior	1	5	0	5			
126	The King's School	North	Poynton	Yes-unused	Secure	-	3	Good	Senior	10	50	12	38	No[25]	No	No
									Senior	10	50	12	38	No	No	No
									Senior	13	65	12	53	No	No	No
							3	Standard	Senior	4	16	12	4	No	No	No
									Senior	6	24	12	12	No	No	No
									Senior	11	44	12	32	No	No	No
131	Wilmslow Leisure Centre (The Rectory Field)	North	Wilmslow	Yes	Secure	Wilmslow CC	1	Good	Senior	6	30	28	2	No	No	No
									Junior	1	5	0	5			
135	Weston Cricket Club	South	Crewe	Yes	Secure	Nantwich CC	1	Good	Senior	11	55	29	26	Yes	Yes	Yes
									Junior	5	25	0	25			
143	Wilmslow Phoenix Sports Club	North	Wilmslow	Yes	Secure	Lindow CC	1	Good	Senior	5	25	35	10	No	No	No
									Junior	5	25	31	6			
144	Eric Swan Sports Ground	South	Crewe	Yes	Secure	Wistaston Village CC	1	Good	Senior	10	50	41	9	No	No	Yes
153	Langley Cricket Club	North	Macclesfield	Yes	Secure	Langley CC	1	Good	Senior	9	45	48	3	No	No	No
									Junior	2	10	12	2			
154	Lindow Cricket Club	North	Wilmslow	Yes	Secure	Lindow CC	1	Good	Senior	6	30	64	34	No	No	No
									Junior	9	45	14	31			
156	Mere Cricket Club	North	Knutsford	Yes	Secure	Europa Exiles CC Didsbury CC Friends United CC Copthorne CC Bowden CC High Legh CC	1	Good	Senior	11	55	66	11	No	No	No
157	Mossley Cricket Club	Central	Congleton	Yes	Unsecure	Congleton CC	1	Standard	Senior	13	52	10	42	Yes	Yes	Yes
158	Over Peover Cricket Club	North	Knutsford	Yes	Secure	Over Peover CC	1	Good	Senior	13	65	24	41	No	Yes	Yes
159	Prestbury Cricket Club	North	Poynton	Yes	Unsecure	Prestbury CC	1	Good	Senior	12	60	37	23	No	No	No
									Junior	2	10	8	2			

[25] No actual spare capacity despite the School having a community use agreement in place, the facilities are not able to accommodate demand due to a lack of facilities and only available during the School terms.

Site ID	Site name	Analysis area	Sub area	Available for community use?	Security of tenure	Club users	No. of squares	Square quality	Type of wicket	No. of grass wickets	Capacity (Sessions per season)	Actual play (Sessions per season)	Capacity rating (sessions per season)	Potential spare capacity for senior cricket? (Saturday)	Potential spare capacity for senior cricket? (Sunday)	Potential spare capacity for junior cricket? (Midweek)
160	Rode Park & Lawton Cricket Club	Central	Alsager	Yes	Unsecure	Rode Park & Lawton CC	1	Good	Senior	9	45	49	4	No	No	No
									Junior	2	10	20	10			
161	Rostherne Cricket Club	North	Knutsford	Yes	Secure	Rostherne CC	1	Standard	Senior	7	28	24	4	No	No	No
						Ashley CC			Junior	2	8	6	2			
244	Pott Shrigley Cricket Club	North	Macclesfield	Yes	Unsecure	Pot Shrigley CC	1	Good	Senior	12	60	26	34	No	Yes	No
									Junior	4	20	16	4			
258	Alderley Park (Monks Heath)	North	Knutsford	Yes	Secure	Toft CC	1	Standard	Senior	10	40	10	30	Yes	Yes	Yes
275	Gorse Croft Farm (Audlem Cricket Club)	South	Nantwich	Yes	Unsecure	Audlem CC	1	Good	Senior	10	50	24	26	Yes	Yes	Yes

Actual spare capacity

A square is only considered to have actual spare capacity if it is available for further usage during a particular peak period. Using the capacity analysis, this section considers the level of actual spare capacity available for each playing format.

Notwithstanding the above, it should be noted that the actual spare capacity on Saturdays, Sundays and during midweek should not be viewed collectively as utilising it across different days may result in overplay. For example, a site with 12 match equivalent sessions of spare capacity per season theoretically has capacity for one additional senior team and two additional junior teams; however, it does not have capacity for both. As such, this needs to be taken into consideration on a site-by-site basis as and when demand grows.

Saturday cricket spare capacity

For senior men's cricket, peak time is Saturday as this is when most demand exists. As only one match can be played on each square per day, only two Saturday teams can be assigned to play home matches on one square (based on matches being played on an alternate home and away basis). As such, if a square has two Saturday teams already playing home fixtures on it, no actual spare capacity is perceived to exist for additional senior usage. If one or no teams are playing on a square on a Saturday, and it has overall capacity, actual spare capacity for senior demand is generally identified.

Notwithstanding the above, there may be situations where, although a site is highlighted as potentially able to accommodate some additional play, this should not be recorded as actual spare capacity against the site. For example, a site may be managed to operate slightly below full capacity to ensure that it can cater for a number of regular training sessions, or to protect the quality of the site. As such, no sites that are over, at, or close to capacity are considered to have actual spare capacity (at least 12 match equivalent sessions of spare capacity are required for an additional senior team to be accommodated) and neither are sites with unsecure tenure as future usage cannot be guaranteed.

Taking the above into consideration, two squares in Cheshire East currently have spare capacity for an increase in Saturday demand. These are shown below.

Table 7.19: Summary of actual spare capacity for senior cricket (Saturday) by site

Site ID	Site name	Sub area	Actual spare capacity (sessions per season)	Comments
135	Weston Cricket Club	Crewe	26	Used by one Saturday team; spare capacity for one additional team.
258	Alderley Park (Monks Heath)	Knutsford	30	Used by one Saturday team; spare capacity for one additional team.

In total, actual spare capacity equates to 56 match equivalent sessions per season.

The actual spare capacity is found in the North Analysis Area on account of Alderley Park (Monks Heath) being situated within it (Knutsford) and in the South Analysis Area with Weston Cricket Club situated within it (Crewe). The Central Analysis Area is without actual spare capacity for additional Saturday cricket.

Table 7.20: Actual spare capacity for senior cricket (Saturday) by analysis area

Analysis area	Sub area	Actual spare capacity (sessions per season)
North	Knutsford	30
	Macclesfield	-
	Poynton	-
	Wilmslow	-
	Total	**30**
Central	Alsager	-
	Congleton	-
	Holmes Chapel	-
	Middlewich	-
	Sandbach	-
	Total	**0**
South	Crewe	26
	Nantwich	-
	Total	**26**
	Cheshire East	**56**

Sunday cricket spare capacity

Similar to Saturday cricket, a square on a Sunday is only considered to have actual spare capacity if it is not already used by two teams at this time, has secure tenure and is not over, at, or close to capacity. Taking this into consideration, there are seven squares in Cheshire East that have potential capacity to accommodate further Sunday demand.

Table 7.21: Summary of actual spare capacity for senior cricket (Sunday) by site

Site ID	Site name	Sub area	Actual spare capacity (sessions per season)	Comments
9	Aston Cricket Club	Nantwich	12	Used by one Sunday team; spare capacity for one additional team.
18	Bollington Recreation Ground	Macclesfield	18	Used by one Sunday team; spare capacity for one additional team.
38	Crewe Vagrants	Nantwich	42	Unused on a Sunday.
108	Sandbach Cricket Club	Sandbach	30	Unused on a Sunday.
135	Weston Cricket Club	Crewe	26	Used by one Sunday team; spare capacity for one additional team.
158	Over Peover Cricket Club	Knutsford	41	Used by one Sunday team; spare capacity for one additional team.
258	Alderley Park (Monks Heath)	Knutsford	30	Unused on a Sunday.

In total, actual spare capacity equates to 199 match equivalent sessions per season for Sunday cricket. This is again predominantly found in the South Analysis Area, which has 80 match equivalent sessions identified. The Central and North analysis areas then have 30 and 89 match equivalent sessions, respectively.

Table 7.22: Actual spare capacity for senior cricket (Sunday) by analysis area

Analysis area	Sub area	Actual spare capacity (sessions per season)
North	Knutsford	71
	Macclesfield	18
	Poynton	-
	Wilmslow	-
	Total	**89**
Central	Alsager	-
	Congleton	-
	Holmes Chapel	-
	Middlewich	-
	Sandbach	30
	Total	**30**
South	Crewe	26
	Nantwich	54
	Total	**80**
	Cheshire East	**199**

Midweek cricket spare capacity

For midweek cricket, most squares with spare capacity have actual spare capacity for an increase in demand. This is because matches can be spread across numerous days, meaning capacity is not limited to two teams. Moreover, the presence of junior wickets at certain sites, as well as NTPs, provide further capacity that is generally not available to senior demand.

For a square to have actual spare capacity for midweek cricket, it must have secure tenure, not be overplayed and have more than four match equivalent sessions of spare capacity as this is the average number of matches an additional junior team would play. However, a square is not considered to have capacity for an increase in demand if it is already used by six midweek teams or more as availability is then assumed to be limited (on average, clubs are able to play fixtures on three nights per week, with other nights reserved for other activity such as All Stars and Dynamos).

Taking the above into consideration there are six squares across the same number of sites in Cheshire East that have potential capacity to accommodate further demand during midweek. This is shown in the table below.

Table 7.23: Summary of actual spare capacity for midweek cricket by site

Site ID	Site name	Sub area	Actual spare capacity (sessions per season)	Comments
9	Aston Cricket Club	Nantwich	8	Used by four midweek teams; spare capacity exists for an additional two teams.
18	Bollington Recreation Ground	Macclesfield	18	Used by three midweek teams; spare capacity exists for an additional three teams.
135	Weston Cricket Club	Crewe	25	Used by five midweek teams; spare capacity exists for one additional team.

Site ID	Site name	Sub area	Actual spare capacity (sessions per season)	Comments
144	Eric Swan Sports Ground	Crewe	9	Used by two midweek teams; spare capacity exists for an additional four teams.
158	Over Peover Cricket Club	Knutsford	41	Used by one midweek team; spare capacity exists for an additional five teams.
258	Alderley Park (Monks Heath)	Knutsford	30	Unused midweek.

As seen, a total of 131 match equivalent sessions of actual spare capacity is identified for midweek cricket, most significantly of which is in the North Analysis Area (89 match equivalent sessions identified). The South Analysis Area caters for 42 match equivalent sessions of actual spare capacity, whilst the Central Analysis Area is without any.

Table 7.24: Actual spare capacity for senior cricket (Midweek) by analysis area

Analysis area	Sub area	Actual spare capacity (sessions per season)
North	Knutsford	71
	Macclesfield	18
	Poynton	-
	Wilmslow	-
	Total	**89**
Central	Alsager	-
	Congleton	-
	Holmes Chapel	-
	Middlewich	-
	Sandbach	-
	Total	**0**
South	Crewe	25
	Nantwich	17
	Total	**42**
	Cheshire East	**131**

Overplay

Overplay translates to a site accommodating more demand than it can sustain based on the number of wickets provided and the quality of the square. Although it is possible to sustain certain, minimal levels of overplay providing that a regular, sufficient maintenance regime is in place, a reduction in play is recommended on overplayed squares to ensure there is no detrimental effect on quality over time.

In Cheshire East, 21 sites are overplayed by a total of 250 match equivalent sessions a season. This amounts to overplay of 160 match equivalent sessions on senior wickets and 90 match equivalent sessions on junior wickets.

Table 7.25: Summary of overplay

Site ID	Site name	Analysis area	Sub area	Type of wicket	Overplay (Matches per season)
1	Alderley Edge Cricket Club	North	Wilmslow	Junior	2
4	Alsager Cricket Club	Central	Alsager	Senior	5
				Junior	12
8	Ashley Cricket Club	North	Knutsford	Junior	1
20	Toft Cricket Club	North	Knutsford	Junior	7
25	Bunbury Cricket Club	South	Nantwich	Junior	2
33	Congleton Sports & Social Club	Central	Congleton	Senior	8
				Junior	7
38	Crewe Vagrants	South	Nantwich	Junior	2
42	Disley Amalgamated Sports Club	North	Poynton	Junior	20
45	Elworth Cricket Club	Central	Sandbach	Senior	12
				Junior	10
57	Holmes Chapel Cricket Club	Central	Holmes Chapel	Senior	4
63	Kerridge Cricket Club	North	Macclesfield	Senior	23
74	Macclesfield Cricket Club	North	Macclesfield	Senior	1
				Senior	3
87	Mobberley Cricket Club	North	Knutsford	Senior	11
89	Nantwich Cricket Club	South	Nantwich	Junior	6
103	Poynton Sports Club	North	Poynton	Senior	30
				Junior	1
143	Wilmslow Phoenix Sports Club	North	Wilmslow	Senior	10
				Junior	6
153	Langley Cricket Club	North	Macclesfield	Junior	2
154	Lindow Cricket Club	North	Wilmslow	Senior	34
156	Mere Cricket Club	North	Knutsford	Senior	11
160	Rode Park & Lawton Cricket Club	Central	Alsager	Senior	4
				Junior	10
161	Rostherne Cricket Club	North	Knutsford	Senior	4
				Junior	2
				Total	**250**

The overplay is predominately identified in the North Analysis Area, with this amounting to 168 match equivalent sessions. The least significant overplay is found in the South Analysis Area, with 10 match equivalent sessions.

Table 7.26: Summary of overplay by analysis area

Analysis area	Sub area	Overplay (sessions per season)
North	Knutsford	36
	Macclesfield	31
	Poynton	51
	Wilmslow	52
	Total	**168**
Central	Alsager	31
	Congleton	15
	Holmes Chapel	4
	Middlewich	-
	Sandbach	22
	Total	**72**
South	Crewe	-
	Nantwich	10
	Total	**10**
	Cheshire East	**250**

7.5: Supply and demand analysis

Consideration must be given to the extent to which current provision can accommodate current and future demand for both senior and junior cricket. This section therefore looks at actual spare capacity on grass wicket squares considered against overplay and identified future demand. Match equivalent sessions for future demand are calculated using the average number of matches played per season (12 matches for senior Saturday teams, six match for Sunday teams and four matches for junior teams).

Senior cricket supply and demand analysis (Saturday)

The table below looks at the supply and demand balance during the peak period for senior men's cricket (Saturday).

For actual spare capacity, please note that this is converted from the number of match equivalent sessions identified above to the number of match equivalent sessions that could feasibly be utilised by a growth in demand. This is calculated by using the average number of matches played per season by senior teams (12) multiplied by the number of additional teams that can be fielded at peak time (two teams per square that is available). The entirety of the spare capacity at each site is not used as this number of matches may not be able to be accommodated at peak time.

As seen in the table below, there is a shortfall for Saturday cricket in Cheshire East, amounting to 226 match equivalent sessions. Furthermore, both the North and Central analysis areas have an overall shortfall, although spare capacity remains in the South Analysis Area. Only one sub area yields an overall spare capacity (Crewe in the South Analysis Area).

Table 7.27: Supply and demand analysis of cricket squares for senior cricket (Saturday)

Analysis area	Sub area	Actual spare capacity	Overplay	Current total
North	Knutsford	12	36	24
	Macclesfield	-	29	29
	Poynton	-	51	51
	Wilmslow	-	52	52
	Total	**12**	**168**	**156**
Central	Alsager	-	31	31
	Congleton	-	15	15
	Holmes Chapel	-	4	4
	Middlewich	-	-	0
	Sandbach	-	22	22
	Total	**0**	**72**	**72**
South	Crewe	12	-	12
	Nantwich	-	10	10
	Total	**12**	**10**	**2**
	Cheshire East	**24**	**250**	**226**

When future demand is accounted for, the overall shortfall for Saturday cricket increases by 60 match equivalent sessions a season (five senior men's teams) to total 286 match equivalent sessions per season. However, it should be noted that future demand for population growth at this stage cannot be allocated to individual analysis areas and is therefore assigned to the overall Borough.

Table 7.28: Future supply and demand balance for Saturday cricket in Cheshire East

	Match equivalent sessions per season		
	Current total	**Future competitive demand**	**Future total**
Cheshire East	226	60	286

Senior cricket supply and demand analysis (Sunday)

The table below looks at the supply and demand balance for Sunday cricket, which is peak time for senior women's demand but also relevant to some senior men's and junior teams. Similar to Saturday cricket, actual spare capacity is converted from the number of match equivalent sessions identified to the number of match equivalent sessions that could feasibly be utilised by a growth in demand (the average number of matches played per season is six).

There is an overall shortfall amounting to 130 match equivalent sessions for Sunday cricket. Six sub areas have identified shortfalls, with these being Alsager, Congleton, Holmes Chapel, Macclesfield, Poynton and Wilmslow, whilst Middlewich is at capacity. In contrast, only three sub areas (Crewe, , Nantwich and Sandbach) yield overall actual spare capacity.

Table 7.29: Supply and demand analysis of cricket squares for senior cricket (Sunday)

Analysis area	Sub area	Actual spare capacity	Overplay	Current total
North	Knutsford	36	36	0
	Macclesfield	12	25	13
	Poynton	-	51	51
	Wilmslow	-	52	52
	Total	**48**	**186**	**120**
Central	Alsager	-	31	31
	Congleton	-	15	15
	Holmes Chapel	-	4	4
	Middlewich	-	-	0
	Sandbach	24	22	2
	Total	**24**	**72**	**48**
South	Crewe	12	-	12
	Nantwich	36	10	26
	Total	**48**	**10**	**38**
	Cheshire East	**120**	**250**	**130**

When future demand is accounted for (12 match equivalent sessions/one senior women's team), the overall shortfall for Sunday cricket worsens, leaving a shortfall of 142 match equivalent sessions per season.

Table 7.30: Future supply and demand balance for Sunday cricket in Cheshire East

	Match equivalent sessions per season		
	Current total	**Future competitive demand**	**Future total**
Cheshire East	130	12	142

Midweek cricket supply and demand analysis (midweek)

For the midweek supply and demand analysis, actual spare capacity equates to the total spare capacity at each available site or, if it is lower, the total number of additional midweek teams that could be fielded on each available square (on the assumption that one square can accommodate six midweek teams), multiplied by four (the average number of matches a junior team plays). This is because midweek demand at peak time is not limited to one day, although some capacity should be reserved for activity such as All Stars and Dynamo's Cricket.

There is an overall shortfall amounting to 166 match equivalent sessions for midweek cricket. This is predominately made up of large shortfall amounting to 112 match equivalent sessions in the North Analysis Area. The Central Analysis Area also yields a shortfall amounting to 72 match equivalent sessions; whilst in contrast, the South Analysis Area offers actual spare capacity of 18 match equivalent sessions.

There are also two sub areas with identified spare capacity, despite the overall shortfall. These are Crewe and Knutsford.

Table 7.31: Supply and demand analysis of cricket squares for midweek cricket

Analysis area	Sub area	Actual spare capacity	Overplay	Current total
North	Knutsford	44	36	8
	Macclesfield	12	25	13
	Poynton	-	51	51
	Wilmslow	-	52	52
	Total	**56**	**168**	**112**
Central	Alsager	-	31	31
	Congleton	-	15	15
	Holmes Chapel	-	4	4
	Middlewich	-	-	0
	Sandbach	-	22	22
	Total	**0**	**72**	**72**
South	Crewe	20	-	20
	Nantwich	8	10	2
	Total	**28**	**10**	**18**
	Cheshire East	**84**	**250**	**166**

When future demand is accounted for, the overall shortfall for midweek cricket exacerbates (due to eight new teams being projected) to 198 match equivalent sessions per season.

Table 7.32: Future supply and demand balance for midweek cricket in Cheshire East

	Match equivalent sessions per season		
	Current total	**Future competitive demand**	**Future total**
Cheshire East	166	32	198

7.6: Conclusion

Overall, there is currently an insufficient supply of cricket capacity in Cheshire East to cater for Saturday, Sunday and midweek cricket.

When considering future demand, the shortfalls worsen for each format.

Table 7.33: Capacity balance of grass cricket squares across Cheshire East

Playing format	Match equivalent sessions per season				
	Actual spare capacity	**Overplay**	**Current total**	**Future demand**	**Future total**
Saturday	24	250	226	60	286
Sunday	120	250	130	12	142
Midweek	84	250	166	32	198

The above suggests that demand for cricket is not being adequately met, particularly for Saturday cricket.

Changes from the previous PPOSS

In comparison with the previous study, shortfalls have increased for Saturday cricket, whilst the spare capacity previously prevalent for Sunday and midweek cricket no longer exists, leaving small shortfalls for both. This is primarily due to an increase in demand across Cheshire East (a 11% increase in the number of teams), whilst the supply has remained relatively unaltered.

Cricket – supply and demand summary

- Overall, there is currently an insufficient supply of cricket capacity in Cheshire East to cater for Saturday, Sunday and midweek cricket.
- When considering future demand, the shortfalls worsen for each format.
- Actual spare capacity totals 24 match equivalent sessions for Saturday cricket, 120 match equivalent sessions for Sunday cricket and 84 match equivalent sessions for midweek cricket, whereas a total of 21 sites are overplayed by 250 match equivalent sessions.

Cricket – supply summary

- In total, there are 47 grass wicket cricket squares provided across 40 sites, with all squares available for community use.
- There are a total of 29 NTPs across the Borough, with 13 accompanying grass wickets squares and the remaining 16 being standalone.
- There are also five disused sites identified, including Chelford Cricket Club which previously provided a grass wicket square prior to the Club folding.
- Security of tenure issues are apparent for Audlem, Bunbury, Cholmondeley, Presbury and Rode Park & Lawton cricket clubs.
- The audit of grass wicket cricket squares found 39 to be good quality and nine to be standard quality (none are considered poor).
- Nine sites are categorised as having poor quality ancillary provision.
- 22 clubs report of aspirations for ancillary provision refurbishment.
- There are 30 sites serviced by practice nets in some form, although 25 clubs report a need for new, additional or improved provision.

Cricket – demand summary

- There are 33 clubs playing in Cheshire East which collectively provide 333 teams, equating to 128 senior men's, 16 senior women's and 189 junior teams.
- There has been an increase in demand in recent years, with demand rising from 297 teams in 2021 (a 11% increase).
- No clubs report any latent or unmet demand.
- Didsbury, Friends United, Copthone, Bowdon and Didsbury cricket clubs import teams into Cheshire East from Manchester, playing matches at Mere Cricket Club, whereas no exported demand is identified.
- A total of 18 clubs undertake All Stars cricket, whilst nine undertake Dynamo's and ten have women's and/or girls demand.
- Future demand from population forecasts equates to the predicted growth of five senior men's, one senior women's and eight junior teams.
- There are 15 clubs with future demand aspirations, with potential growth totalling one senior men's, eight senior women's and 17 junior teams.

PART 8: OTHER GRASS PITCH SPORTS

This section focuses on other sports that are played on grass pitches and where some form of supply and/or demand in Cheshire East or nearby has been found. It does not include sports where no current, formal activity has been identified in the Borough, although that is not to say that other sports have not been played historically, that they are not played informally or that some demand is not exported to where supply and demand exists outside of the area.

8.1: Lacrosse

Introduction

Lacrosse is a contact sport played using a small rubber ball and long-handled stick to catch and hold the lacrosse ball. It is governed nationally by English Lacrosse, which has the role of controlling, promoting and developing the sport nationally. Competitive matches are played on grass pitches or artificial grass pitches, with fixtures running from September through until April.

Participation in lacrosse in Cheshire East is limited to three clubs located to the north of the Borough; however, English Lacrosse is keen to expand further, specifically into Macclesfield and the surrounding areas.

Club consultation

Norbury Lacrosse Club, Poynton Lacrosse Club and Wilmslow Lacrosse Club have been consulted to inform this section of the report. In addition, UKLacrosse Coaching LTD (previously known as Northern Box Lacrosse) has also inputted into the study.

Supply

There are seven senior grass lacrosse pitches in Cheshire East located across four sites, all of which are available for community use. There are three pitches at Wilmslow Phoenix Sports Club, two at Poynton Sports Club and one at both Disley Amalgamated Sports Club and Mount Vernon.

There are no dedicated pitches for junior teams, which instead play on senior pitches that are shortened through temporary line markings or with cones.

Table 8.1: Summary of lacrosse pitches

Site ID	Active Places Site ID	Site	Analysis area	Sub area	No. of pitches
42	1208102	Disley Amalgamated Sports Club	North	Poynton	1
103	1036696	Poynton Sports Club	North	Poynton	2
143	1038181	Wilmslow Phoenix Sports Club	North	Wilmslow	3
249	N/A	Mount Vernon	North	Poynton	1

In addition, the sand-based AGPs at both Wilmslow Phoenix Sports Club and Poynton Sports Club accommodate some lacrosse demand, predominately in regards to training. Furthermore, the smaller size 3G pitch at Priory Park (Macclesfield Rugby Club) is being used for box lacrosse via UKLacrosse Coaching LTD after the organisation, together with the RFU, helped fund a resurface of the pitch to bring it up to international standards.

The AGP at Disley Amalgamated Sports Club was previously accessed by UKLacrosse Coaching LTD before it transferred to Priory Park (Macclesfield Rugby Club).

Future developments

A Mitigation Strategy[26] completed in 2021 incorporates provision at Poynton Sports Club and the potential relocation of the site to land north of Glastonbury Drive. The recommendation is for the three lacrosse pitches to be re-provided as part of this, although no requirement for the AGP to be included is identified. Instead, it is stated that lacrosse access to the planned 3G pitch at Poynton High School should be sought, with this linked to the overall proposal.

A multi-use games area (MUGA) is being established at Wilmslow Phoenix Sports Club for the purpose of accommodating training demand from Wilmslow Lacrosse Club and to free up capacity for hockey and football at the site. The provision is to measure 27 x 9 metres and will be sports lit.

Aspirations exist at Priory Park (Macclesfield Rugby Club) for a dome to be established over the 3G pitch to make it an indoor/covered facility as it is thought that this will better cater for the box lacrosse demand. Prior to this, UKLacrosse Coaching LTD previously explored creating a bespoke facility as part of the Handforth Garden Village development did not progress with these plans following Covid-19.

Management

The pitches at Wilmslow Phoenix Sports Club and Poynton Sports Club are managed internally by the respective clubs, with Wilmslow Lacrosse Club forming part of the former and Poynton Lacrosse Club forming part of the latter. Poynton Sports Club is owned, whereas Wilmslow Phoenix Sports Club is leased from the Council via a 99-year agreement that commenced in 2019.

Disley Amalgamated Sports Club is also managed internally by the Club, with Norbury Lacrosse Club then accessing the site via a rental agreement. It uses this as a secondary venue, with most of its activity taking place at its own site in Stockport.

The pitches at Mount Vernon are owned and managed by the Council. Poynton Sports Club accesses the site as a secondary venue via a yearly rental agreement.

UKLacrosse Coaching LTD has entered into a three year agreement with Macclesfield RUFC for use of the 3G pitch at Priory Park (Macclesfield Rugby Club).

Pitch quality

Sport England PPS Guidance does not specifically include lacrosse. However, quality has still been determined on a scale of good, standard or poor via consultation with the clubs and through site visits (in correlation with the other pitch sports).

The pitches at Disley Amalgamated Sports Club, Poynton Sports Club and Wilmslow Phoenix Sports Club are rated as standard quality, with relatively sophisticated maintenance regimes in place. Nevertheless, drainage is an issue at Wilmslow Phoenix Sports Club following inclement weather spells, whilst the pitch at Disley Amalgamated Sports Club is overmarked within a youth 9v9 football pitch. This can cause issues when both have been in use during the same weekend.

[26] Poynton Mitigation Strategy

The pitch at Mount Vernon is considered to poor quality. The site suffers from waterlogging issues, poor grass coverage and an undulating surface that can make it dangerous for players.

Ancillary facilities

Disley Amalgamated Sports Club, Poynton Sports Club and Wilmslow Phoenix Sports Club are all serviced by extensive clubhouse facilities that include numerous changing rooms, and large social areas as well as bar and kitchen provision. Recent renovations have taken place at Wilmslow Phoenix Club, whereas the provision at Poynton Sports Club is considered to be poor quality. This is primarily due to the age of the facilities and is a key driver for the Club being supportive of relocation proposals.

There are no changing facilities servicing Mount Vernon, which is an issue for Poynton Lacrosse Club, particularly as it is trying to grow its female section and has increasing demand for access to the site.

UKLacrosse Coaching LTD reports that it is not currently allowed to use the ancillary facilities at Priory Park (Macclesfield Rugby Club). It would like this to be enabled.

Demand

There are three lacrosse clubs playing in Cheshire East, in addition to demand expressed by UKLacrosse Coaching LTD.

Club demand

All three clubs participate in the North of England Men's Lacrosse Association League, whilst Norbury LC also competes in the women's version of the structure. All matches are played on Saturday afternoons at 14:00 on a home-and-away basis.

Poynton Lacrosse Club currently fields two senior men's, an u19s development, four junior boys' (u16s, u14s, u12s and u10s) and one junior girls' team (u13s), whereas Wilmslow Lacrosse Club fields two senior men's and one senior women's team as well as one junior boys' and one junior girls' team. All of these play within Cheshire East.

Norbury Lacrosse Club fields three senior men's, three junior boys' and three junior girls' teams, although most of this play takes place outside of Cheshire East at the Club's home site in Stockport. It has only recently started to access Disley Amalgamated Sports Club and generally uses its pitch for one or two matches a week. An existing relationship exists with the site as Stopfordians Lacrosse Club were based there prior to merging with Norbury Lacrosse Club and transferring all demand.

Table 8.2: Summary of teams

Club name	Analysis area	No. of teams			
		Senior men's (19-45)	Senior women's (19-45)	Junior boys' (10-18)	Junior girls' (10-18)
Norbury Lacrosse Club	North	3	-	3	3
Poynton Lacrosse Club	North	3	-	4	1
Wilmslow Lacrosse Club	North	2	1	1	1

Wilmslow Lacrosse Club utilises the grass pitches at Wilmslow Phoenix Sports Club for all of its match demand, whilst utilising the sand-based AGP on site for training in order to reduce wear and tear. The majority of its training demand will reportedly transfer to the MUGA once built.

Similarly, Poynton Lacrosse Club utilises the grass pitches at Poynton Sports Club and trains on the sand-based AGP on site. However, it also utilises the grass pitch at Mount Vernon as a secondary venue when required.

Participation trends

Demand at Wilmslow Lacrosse Club has decreased in recent years, which it attributes to the impact of the Covid-19 pandemic. Prior to 2020, it fielded an additional senior men's team and two additional junior boys' teams (as identified in the previous 2021 study).

Norbury Lacrosse Club reports a recent growth in demand which has necessitated its need to re-access Disley Amalgamated Sports Club.

Poynton Lacrosse Club has seen membership remain stable.

Box lacrosse

Box Lacrosse is a small-sided version of lacrosse, originating in Canada. Worldwide, it is generally played on a re-formed ice hockey rink, with each team fielding five outfield players and a goalkeeper. It is growing in popularity in England and is supported by England Lacrosse, with AGPs or sports halls typically used due to the scarcity of ice rinks across the Country. Whereas traditional lacrosse activity takes place over winter months, box lacrosse is generally played in the summer.

UKLacrosse Coaching LTD governs the format of the sport in Cheshire East. As part of this, as previously referenced, it has started to utilise the 3G pitch at Priory Park (Macclesfield Rugby Club) having previously used an AGP at Disley Amalgamated Sports Club. Its activity currently consists of ad hoc events, with appropriate line markings required before it can fulfil a full summer programme.

Latent demand

Poynton Lacrosse Club reports that it could field up to an additional four teams if it had more available pitches. This is because it uses its current pitches to capacity at peak time, meaning a lack of pitches is hindering potential growth.

No latent demand was expressed by Wilmslow Lacrosse Club or Norbury Lacrosse Club.

Imported/exported demand

Due to the format of the competition for u19 teams, Poynton Lacrosse Club fields its development teams outside of Cheshire East at a central venue in Trafford. Although technically displaced, this is preferred by the Club due to the level of competition accessed and the lack of an alternative.

The demand from Norbury Lacrosse Club that accesses Disley Amalgamated Sports Club is technically imported from Stockport, although this is not reported to be an issue. This is because the Club has roots in Cheshire East following its merger with Stopfordians Lacrosse Club.

No other exported or imported demand is currently identified, although it is likely that UKLacrosse Coaching LTD will attract some cross-boundary activity when it fully establishes itself at Priory Park (Macclesfield Rugby Club). This is because no alternative exists in the region.

Future demand

Linked to the latent demand identified above, Poynton Lacrosse Club has demand to grow, particularly at junior level and in regards to female participation as this is a key part of its development plan. In total, the Club plans to grow by one senior men's, one senior women's and two junior girls' teams.

Wilmslow Lacrosse Club also expresses future demand, with this equating to two junior teams. In effect, this growth will offset the recent loss of teams within this format.

Norbury Lacrosse Club also reports that it is focusing on increasing its junior demand and suggests that it could form teams from Cheshire East that will utilise Disley Amalgamated Sports Club now that it is accessing the site.

UKLacrosse Coaching LTD expects to achieve significant growth when it fully establishes itself at Priory Park (Macclesfield Rugby Club), although to what extent is currently difficult to quantify due its infancy.

Supply and demand analysis

Although English Lacrosse does not provide a set guidance for determining the capacity of lacrosse pitches, it is considered that a similar formula to that of other grass pitch sports should be used. As such, a good quality grass pitch is deemed able to accommodate three match equivalent sessions per week, whilst a standard quality pitch can accommodate two matches and a poor quality pitch can accommodate one match.

Using the above, the Table 8.3 below explores current usage at each site to determine whether the existing provision is sufficient to meet demand. This is based on the following:

Potential capacity	Play is below the level the site could sustain
At capacity	Play matches the level the site can sustain
Overused	Play exceeds the level the site can sustain

Table 8.3: Capacity analysis of lacrosse pitches

Site ID	Site	Analysis area	No. of pitches	Capacity rating	Current usage	Capacity balance
42	Disley Amalgamated Sports Club	North	1	2	2[27]	0
103	Poynton Sports Club	North	2	4	4	0
143	Wilmslow Phoenix Sports Club	North	3	6	2.5	3.5
249	Mount Vernon	North	1	1	1	0

As seen, pitches at Disley Amalgamated Sports Club, Poynton Sports Club and Mount Vernon are being played to capacity, whilst spare capacity exists at Wilmslow Phoenix Sports Club.

[27] Include football use.

Conclusion

Given the latent and future expressed by Poynton Lacrosse Club, and with the pitches at both of its venues currently being played to capacity, consideration must be given to providing increased pitch capacity to the Club. As such, proposals relating to Poynton Sports Club's relocation to land north of Glastonbury Drive should continue to be supported. In addition, as the pitch at Mount Vernon is assessed as poor quality, improvements should be pursued to sustain future use by the Club.

In contrast, as Wilmslow Lacrosse Club does not express any latent demand and as the pitches at Wilmslow Phoenix Sports Club have spare capacity to absorb future growth aspirations, the current level of supply is sufficient to meet the Club's needs. This will likely be enhanced once it has access to the MUGA that is being developed.

For Norbury Lacrosse Club, its demand can seemingly be accommodated. However, it must be remembered that its pitch at Disley Amalgamated Sports Club is also used for football, meaning that this dual use needs to be carefully managed. Given use by both sports, no capacity exists for any growth in demand.

Away from the clubs, UKLacrosse Coaching LTD should continue to be supported to help it grow and maximise its activity at Priory Park (Macclesfield Rugby Club). First and foremost, this can be achieved via appropriately line marking the 3G pitch and through plans to make it a covered facility.

Other grass pitch sports – lacrosse supply and demand summary

- Poynton Lacrosse Club requires access to increased pitch capacity, meaning proposals relating to Poynton Sports Club's relocation to land north of Glastonbury Drive should be supported in addition to quality improvements at Mount Vernon.
- Norbury Lacrosse Club's demand can seemingly be accommodated, although the provision at Disley Amalgamated Sports Club needs to be carefully managed given that it is also used for football.
- As Wilmslow Lacrosse Club does not have any capacity issues, supply is considered sufficient to meet its demand, whilst UKLacrosse Coaching LTD should continue to be supported to help it grow and maximise its activity at Priory Park (Macclesfield Rugby Club).

Other grass pitch sports – lacrosse supply summary

- There are seven senior lacrosse pitches located across four sites (Disley Amalgamated Sports Club, Wilmslow Phoenix Sports Club, Poynton Sports Club and Mount Vernon), all of which are available for community use.
- AGPs at Wilmslow Phoenix Sports Club and Poynton Sports Club also accommodate lacrosse training activity, whilst the smaller sized 3G pitch at Macclesfield Rugby Club is being used by UKLacrosse Coaching LTD.
- Poynton Sports Club is subject to a potential development that could entail the relocation of its three lacrosse pitches to land north of Glastonbury Drive, whilst a MUGA is to be built at Wilmslow Phoenix Sports Club for Wilmslow Lacrosse Club's training activity.
- UKLacrosse Coaching LTD has aspirations to cover the 3G pitch at Priory Park (Macclesfield Rugby Club), and the provision also requires appropriate line markings to maximise the lacrosse activity that it can accommodate.
- The pitches at Disley Amalgamated Sports Club, Poynton Sports Club and Wilmslow Phoenix Sports Club are rated as standard quality, whereas the pitch at Mount Vernon is poor quality.
- Wilmslow Phoenix Sports Club is serviced by good quality ancillary facilities, Disley Amalgamated Sports Club by standard quality provision and Poynton Sports Club by poor quality provision, whilst Mount Vernon is without changing rooms.

Other grass pitch sports – lacrosse demand summary

- Poynton Lacrosse Club fields two senior men's teams, an u19s development team, four junior boys' teams and one junior girls' team, whilst Wilmslow Lacrosse Club fields two senior men's teams, one senior women's team, one junior boys' team and one junior girls' team.
- Norbury Lacrosse Club fields three senior men's, three junior boys' and three junior girls' teams, although most activity takes place in Stockport at the Club's home site.
- Demand at Wilmslow Lacrosse Club has decreased in recent years, which it attributes to the impact of the Covid-19 pandemic.
- Poynton Lacrosse Club has significant latent demand linked to a lack of pitch capacity across Poynton Sports Club and Mount Vernon.
- Norbury Lacrosse Club, Poynton Lacrosse Club and Wilmslow Lacrosse Club all report aspirations to grow demand in the future.
- UKLacrosse Coaching LTD expects to achieve significant growth when it fully establishes itself at Priory Park (Macclesfield Rugby Club), with some of this also likely to be imported due to no alternatives existing in the region.

8.2: American football

Introduction

The British American Football Association (BAFA) is responsible for the governance of the sport which is continuing to grow in popularity in the UK. There are now hundreds of clubs and thousands of players competing regularly across the Country.

The American football season in England generally runs from May until August. Teams play either the full contact version of the sport or a version known as flag football, which follows the same principles but with the removal of a players' flag constituting a tackle. This makes it more suitable for younger players and beginners.

Consultation

There is one American football club in Cheshire East, known as Crewe Railroaders. Attempts have been made to consult with the Club; however, this has been unsuccessful.

Supply

There are no dedicated American football pitches within Cheshire East. Instead, a rugby union pitch at Crewe Vagrants Sports Club (South Analysis Area) is used by Crewe Railroaders for all activity.

As detailed in Part 4 of this report, the rugby union pitch is identified as being of good quality with minimal signs of wear and tear or damage to the surface and with maintenance carried out to a high level. The ancillary provision at the site is also good.

Prior to using Crewe Vagrants Sports Club, the Club was based at Cheshire College South & West and has also previously used King George V Playing Field.

Demand

Crewe Railroaders fields just one team, playing the full contact version of American football.

The Club carries out all its training sessions and plays all its matches at Crewe Vagrants Sports Club. The Club competes in the NFC 2 West, with matches played on Sunday afternoons at 14:00, whilst pre-season training also takes place on Sundays. During the season, sessions are held on an ad hoc basis.

Future demand

Crewe Railroaders is currently looking to expand and field a senior women's team. A recruitment drive for players and coaches is ongoing.[28]

In addition, the Club also identifies an interest in accessing a 3G pitch at King George V Playing Fields, if developed, for its activity. Use of 3G pitches for American football is fairly common, although this will need to be factored into any future design and line marking exercise.

[28] Information provided via online research.

Supply and demand analysis

In isolation, the provision at Crewe Vagrants Sports Club is sufficient to cater for the needs of American football given that the American football and rugby union seasons run at separate times of the year. Furthermore, the site also currently has some spare capacity during the rugby union season, further suggesting that there are no issues.

Notwithstanding the above, the presence of American football at a site that is otherwise heavily used for rugby union must be carefully managed as this adds to the maintenance requirements at the venue and makes post-season remedial work more difficult.

Other grass pitch sports – American football supply and demand summary

- In isolation, the provision at Crewe Vagrants Sports Club is sufficient to cater for the needs of American football given that the American football and rugby union seasons run at separate times of the year.
- However**,** the presence of American football at a site that is otherwise heavily used for rugby union must be carefully managed as this adds to the maintenance requirements at the venue and makes post-season remedial work more difficult.

Other grass pitch sports – American football supply summary

- There are no dedicated American football pitches within Cheshire East, with a rugby union pitch at Crewe Vagrants Sports Club instead used.
- The pitch is of good quality.
- Activity has previously taken place at Cheshire College South & West and King George V Playing Fields.

Other grass pitch sports – American football demand summary

- There is one American football club, known as Crewe Railroaders.
- It fields just one team, playing the full contact version of American football.
- The Club carries out all its training sessions and plays all its matches at Crewe Vagrants Sports Club.
- It has an aspiration to access a 3G pitch at King George V Playing Fields, if developed.

8.3: Rounders

Rounders England is the NGB for the sport of rounders in England. Its key role is to co-ordinate a development network, working through local delivery partners that provide a pathway and opportunities for aspiring players to progress to whatever level of play is right for them. In addition, it provides information about the game, runs coaching and umpiring courses, tournaments, sell resources, and promotes the sport at all levels.

The mission of Rounders England is to 'Connect People through Rounders' and get more people from any background playing rounders, more often.

Supply

There are currently 21 rounders diamonds identified across seven sites in Cheshire East, 15 of which are available for community use.

Table 8.4: Summary of rounders diamonds

Site ID	Active Places Power Site ID	Site	Post code	Analysis area	Sub area	Community available?	No. of pitches
5	1004924	Alsager Leisure Centre	ST7 2HP	Central	Alsager	Yes	4
22	1200868	Brine Leas School	CW5 7DY	South	Nantwich	No	1
43	1200863	Eaton Bank Academy	CW12 1NT	Central	Congleton	Yes	4
58	1004943	Holmes Chapel Leisure Centre	CW4 7DZ	Central	Holmes Chapel	Yes	3
109	1200857	Sandbach High School & Sixth Form College	CW11 3NT	Central	Sandbach	No	4
113	1004935	Sir William Stanier School	CW1 4EB	South	Crewe	Yes	4
162	1009521	Tytherington High School	SK10 2EE	North	Macclesfield	No	1

Demand

No formal rounders club demand currently exists in Cheshire East; however, a significant number of clubs are identified in neighbouring Manchester.

In Cheshire East, all present demand is seemingly school-based.

Supply and demand analysis

The current level of supply is seemingly sufficient enough to meet community demand for rounders in Cheshire East, with the four community available facilities at Alsager Leisure Centre, Eaton Bank Academy, Holmes Chapel Leisure Centre and Sir William Stanier able to adequately cater for any potential future demand. That being said, there are no community available facilities in the North Analysis Area.

Other grass pitch sports – Rounders supply and demand summary

- The current level of supply is seemingly sufficient enough to meet community demand for rounders in Cheshire East, with the community available facilities able to adequately cater for any potential future demand.

Other grass pitch sports – Rounders supply summary

- There are currently 21 rounders diamonds identified across seven sites in Cheshire East, 15 of which are available for community use.

Other grass pitch sports – Rounders demand summary

- No formal rounders club demand currently exist in Cheshire East; however, a significant number of clubs are identified in neighbouring Manchester.
- All present demand is seemingly school-based.

8.4: Baseball/softball

Introduction

Both baseball and softball are governed by Baseball and Softball UK (BSUK). BSUK has aligned its strategic goals to Sport England's Uniting the Movement, an initiative concentrated on increasing the sporting activity levels across under-represented communities, in the hope of securing investment for 2022-2027.

Baseball, the more commonly known of the two sports, is played between two teams of nine players, both of which, alternate between batting and fielding across nine innings. In contrast, two forms of softball exist: slow pitch and fast pitch.

Supply

There is only one softball diamond identified in Cheshire East, located at Malbank School & Sixth Form College. However, the diamond is unavailable for community use.

Demand

No formal baseball/softball club demand currently exists in Cheshire East. However, consultation with BSUK identifies that, although it does not operate programmes in the area, the Borough is of interest as many of players are based South of Manchester. As such, it identifies that the possibility of exploring a project would be beneficial, whilst also noting that many schools play the sports locally.

In addition, BSUK notes that it has been looking for a place to build its own facility in the north of England as its current one is in the south, near Slough. It has previously worked with Manchester City Council and a baseball/softball facility was provisionally included in the redevelopment of a very sought-after facility at Hough End, in South Manchester, with this to be provided to international standards and to service over 500 players in the surrounding areas. However, despite the Council and local clubs being in favour, plans have since been halted.

BSUK is still looking for a facility that can in time be developed to host elite players, international events and service the local community.

Supply and demand analysis

Although there are currently no community available facilities for baseball/softball within Cheshire East, BSUK identifies that demand could exist in the Borough. As such, a development that can cater for this could be pursued.

Other grass pitch sports – Baseball/softball supply and demand summary

- Although there are currently no community available facilities for baseball/softball within Cheshire East, BSUK identifies that demand could exist in the Borough, meaning that a development that can cater for this could be pursued.

Other grass pitch sports – Baseball/softball supply summary

- There is only one softball diamond identified in Cheshire East, located at Malbank School & Sixth Form College.
- The provision is unavailable for community use.

Other grass pitch sports – Baseball/softball demand summary

- No formal baseball/softball club demand currently exists in Cheshire East.
- Consultation with BSUK identifies that, although it does not operate programmes in the area, the Borough is of interest as many of players are based South of Manchester.
- BSUK identifies that the possibility of exploring a project would be beneficial, whilst also noting that many schools play the sports locally.
- In addition, BSUK notes that it has been looking for a place to build its own facility in the north of England that can in time be developed to host elite players, international events and service the local community.

PART 9: TENNIS

9.1: Introduction

The Lawn Tennis Association (LTA) is the organisation responsible for the governance of tennis and administers the sport locally across Cheshire East. It has recently restructured its strategic approach to target several national focus areas, with a priority on developing the sport at park sites.

As tennis was not included in the previous study, an exact comparison to previous levels of supply and demand cannot be presented.

Consultation

There are 21 tennis clubs in Cheshire East with a total of 20 clubs responding to consultation requests resulting in a 95% response rate. The table below shows the list of clubs and whether they have responded to consultation.

Table 9.1: Summary of Cheshire East tennis clubs' consultation

Club[29]	Analysis area	Sub area	Responded to consultation?
Alderley Edge TC	North	Wilmslow	Yes
Alsager LTC	Central	Alsager	Yes
Audlem TC	South	Nantwich	Yes
Bunbury TC	South	Nantwich	Yes
Congleton LTC	Central	Congleton	Yes
Crewe Congregational TC	South	Crewe	Yes
Croftside TC	North	Wilmslow	Yes
Handforth Hall TC	North	Wilmslow	Yes
Heyes Lane LTC	North	Wilmslow	Yes
Higher Poynton TC	North	Poynton	Yes
High Legh TC	North	Knutsford	No
Knutsford TC	North	Knutsford	Yes
Lindow LTC	North	Wilmslow	Yes
Macclesfield TC	North	Macclesfield	Yes
Nantwich LTC	South	Nantwich	Yes
Pownall Park LTC	North	Wilmslow	Yes
Poynton TC	North	Poynton	Yes
Prestbury Village LTC	North	Poynton	Yes
Styal TC	North	Wilmslow	Yes
Wistaston Jubilee TC	South	Crewe	Yes
Wrenbury & District LTC	South	Nantwich	Yes

As seen, the unresponsive club is High Leigh TC.

[29] Holmes Chapel Victoria Club is an unaffiliated club, based at Holmes Chapel Cricket Club.

9.2: Supply

There are 241 tennis courts identified in Cheshire East across 62 sites. Of the courts, 196 are categorised as being available for community use at 53 sites, compared to 45 that are unavailable at ten sites.

The North Analysis Area contains the highest amount of accessible provision with 117 courts, which equates to 60% of all community available tennis courts. This is followed by 41 courts (21%) in the South Analysis Area and 39 courts (19%) in the Central Analysis Area.

Table 9.2: Summary of the number of courts by analysis area

Analysis area	Sub areas	No. of community available tennis courts	No. of community unavailable tennis courts
North	Knutsford	16	3
	Macclesfield	31	3
	Poynton	26	16
	Wilmslow	44	-
		117	**22**
Central	Alsager	8	-
	Congleton	13	5
	Holmes Chapel	11	4
	Middlewich	-	-
	Sandbach	6	3
		38	**12**
South	Crewe	19	4
	Nantwich	22	7
		41	**11**
	Cheshire East	**196**	**45**

Please note that courts are classified as being available for community use provided that they are deemed to be easily accessible to the general population, either via pay and play or through a membership at a club (or a mixture of both). All unavailable courts in Cheshire East are located at educational sites or commercial operators such as the Club at Cranage Hall and Nuffield Health & Fitness Wellbeing Centre.

Figure 9.1 shows the location of the courts servicing Cheshire East regardless of community use. For a key to the map, see Table 9.3.

Figure 9.1: Location of tennis courts in Cheshire East

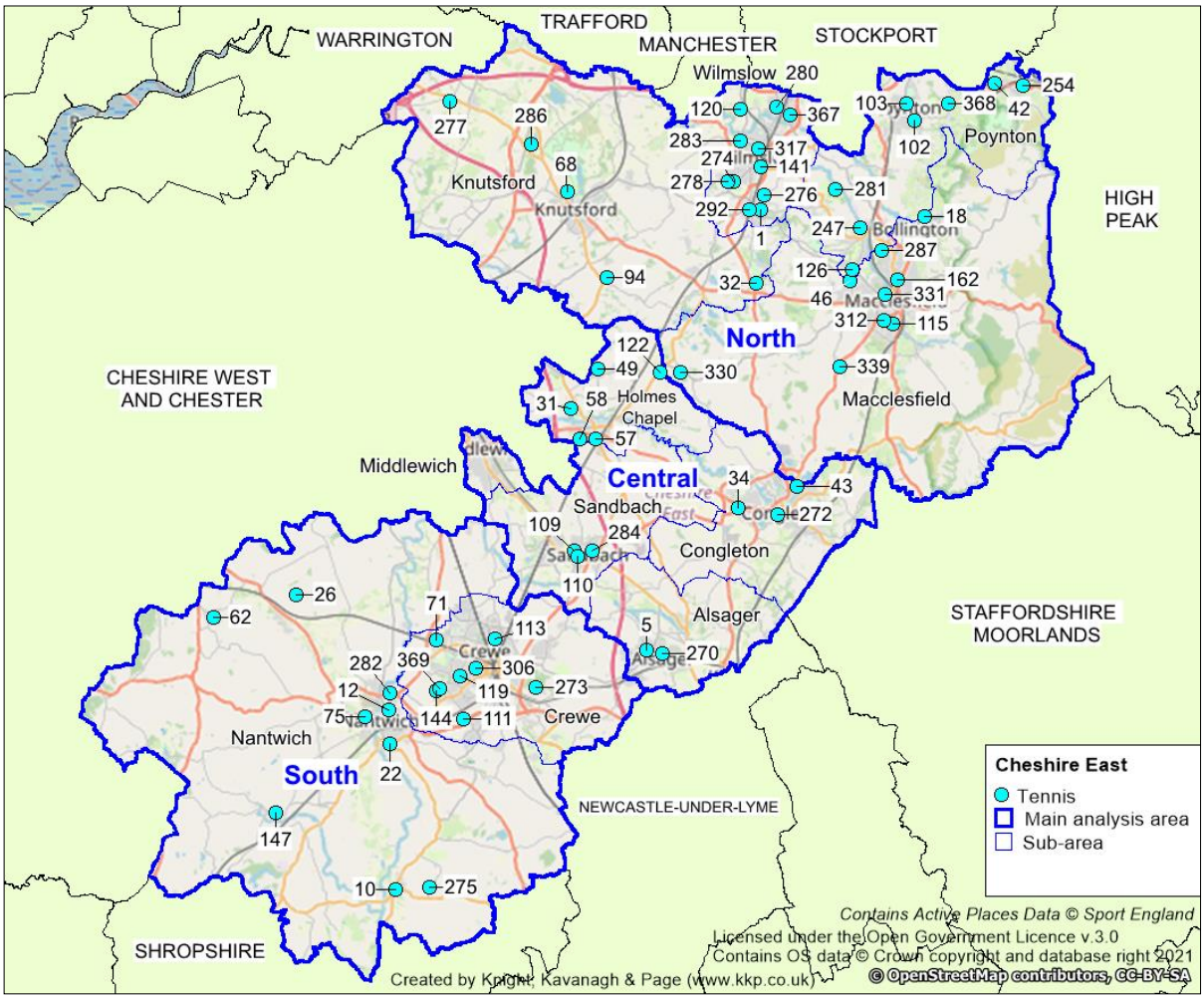


Table 9.3: Tennis courts in Cheshire East

Site ID	Active Places Power Site ID	Site name	Postcode	Analysis area	Sub area	Management	Community use?	Club user/s	No. of courts	Sports lit?	Court type	Court quality
1	1036068	Alderley Edge Cricket Club	SK9 7HN	North	Wilmslow	Sports Club	Yes	Alderley Edge TC	14	Yes	Artificial turf	Good
5	1004924	Alsager Leisure Centre	ST7 2HP	Central	Alsager	Leisure Trust	Yes	-	4	No	Macadam	Poor
10	6007154	Audlem Playing Fields	CW3 0AH	South	Nantwich	Council	Yes	Audlem TC	2	Yes	Macadam	Good
12	1018908	Barony Sports Complex	CW5 5QY	South	Nantwich	Leisure Trust	Yes	-	3	Yes	Macadam	Standard
18	1208656	Bollington Recreation Ground	SK10 5JT	North	Macclesfield	Council	Yes	-	2	No	Macadam	Good
22	1200868	Brine Leas School	CW5 7DY	South	Nantwich	Education	No	-	6	Yes	Macadam	Standard
26	6016318	Calverley School	CW6 9LE	South	Nantwich	Education	No	-	1	No	Macadam	Standard
31	1000417	Club at Cranage Hall	CW4 8EW	Central	Holmes Chapel	Commercial	No	-	1	Yes	Macadam	Poor
32	1036086	Alderley Park	SK10 4TS	North	Knutsford	Commercial	Yes	-	3[30]	Yes	Macadam	Good
34	1103336	Congleton High School	CW12 4NS	Central	Congleton	Education	Yes	-	3	Yes	Macadam	Standard
	1208102								1	No	Macadam	Standard
42	1200863	Disley Amalgamated Sports Club	SK12 2JR	North	Poynton	Sports Club	Yes	-	1	No	Artificial turf	Good
43	1038237	Eaton Bank Academy	CW12 1NT	Central	Congleton	Education	No	-	5	No	Macadam	Poor
46	30002845	Fallibroome Academy	SK10 4AF	North	Macclesfield	Education	Yes	-	5	Yes	Macadam	Standard
49	1039288	Goostrey Playing Fields	CW4 8NB	Central	Holmes Chapel	Council	Yes	-	3	Yes	Artificial turf	Poor
57	1004943	Holmes Chapel Cricket Club	CW4 7BE	Central	Holmes Chapel	Sports Club	Yes	-	3	Yes	Macadam	Good
58	1103336	Holmes Chapel Leisure Centre	CW4 7DZ	Central	Holmes Chapel	Leisure Trust	Yes	-	5	No	Macadam	Standard
62	30003146	Bunbury Playing Field	CW6 9QP	South	Nantwich	Council	Yes	Bunbury TC	2	Yes	Macadam	Good
68	1036566	Knutsford Sports Club	WA16 6SZ	North	Knutsford	Sports Club	Yes	Knutsford TC	7	Yes	Polymeric	Good
71	1018863	Legends Health & Leisure Centre	CW2 8WD	South	Crewe	Commercial	Yes	-	4	No	Macadam	Poor
75	1200932	Malbank School & Sixth Form College	CW5 5HD	South	Nantwich	Education	Yes	-	6	No	Macadam	Standard
94	1036238	Nuffield Health & Fitness Wellbeing Centre	WA16 9EU	North	Knutsford	Commercial	No	-	3	Yes	Macadam	Poor
102	1041692	Poynton High School	SK12 1PU	North	Poynton	Education	No	-	12	No	Macadam	Poor
									4	Yes	Macadam	Poor
103	1036696	Poynton Sports Club	SK12 1AG	North	Poynton	Sports Club	Yes	Poynton TC	1	Yes	Macadam	Good
									6	Yes	Artificial turf	Good
109	1200857	Sandbach High School & Sixth Form College	CW11 3NT	Central	Sandbach	Education	No	-	3	No	Macadam	Standard
110	1200738	Sandbach School	CW11 3NS	Central	Sandbach	Education	Yes	-	5	Yes	Macadam	Standard
111	1041822	Shavington Academy	CW2 5DH	South	Crewe	Education	Yes	-	4	Yes	Macadam	Standard
113	1004935	Sir William Stanier School	CW1 4EB	South	Crewe	Education	Yes	-	3	No	Macadam	Standard
115	30002466	South Park	SK11 7RG	North	Macclesfield	Council	Yes	-	8	No	Macadam	Good
119	1200761	St Thomas More Catholic High School	CW2 8AE	South	Crewe	Education	No	-	4	No	Macadam	Standard
120	6016012	Styal Playing Fields	SK9 4JE	North	Wilmslow	Sports Club	Yes	Styal TC	3	No	Macadam	Poor
122	30002888	Terra Nova School	CW4 8BT	Central	Holmes Chapel	Education	No	-	2	Yes	Macadam	Standard
									1	No	Macadam	Standard
126	30002466	The King's School	SK10 4RH	North	Poynton	Education	Yes	-	6	Yes	Polymeric	Good
141	1201174	Wilmslow High School	SK9 1LZ	North	Wilmslow	Education	Yes	-	8	No	Artificial turf	Standard
144	6015986	Eric Swan Sports Ground	CW2 8EZ	South	Crewe	Community Organisation	Yes	-	2	Yes	Artificial turf	Poor

[30] Courts have recently been replaced by padel courts.

Site ID	Active Places Power Site ID	Site name	Postcode	Analysis area	Sub area	Management	Community use?	Club user/s	No. of courts	Sports lit?	Court type	Court quality
147	1041863	Wrenbury Recreation Ground	CW5 8EW	South	Nantwich	Council	Yes	Wrenbury & District LTC	2	Yes	Macadam	Good
162	N/A	Tytherington High School	SK10 2EE	North	Macclesfield	Education	No	-	3	No	Macadam	Poor
247	N/A	Prestbury Playing Fields	SK10 4JJ	North	Poynton	Parish Council	Yes	Prestbury Village LTC	3	Yes	Artificial Clay	Good
									5	Yes	Artificial turf	Good
254	N/A	Arnold Rhodes Recreation Ground	SK12 2HF	North	Poynton	Council	Yes	-	1	No	Macadam	Poor
270	N/A	Alsager Lawn Tennis Club	ST7 2AP	Central	Alsager	Sports Club	Yes	Alsager LTC	4	Yes	Artificial turf	Good
272	N/A	Congleton Lawn Tennis Club	CW12 1JR	Central	Congleton	Sports Club	Yes	Congleton LTC	3	No	Macadam	Good
									3	Yes	Macadam	Good
									3	Yes	Artificial turf	Good
273	N/A	Crewe Hall	CW1 6UZ	South	Crewe	Commercial	Yes	-	2	Yes	Macadam	Good
274	N/A	Croftside Tennis Club	SK9 6JL	North	Wilmslow	Community Organisation	Yes	Croftside TC	3	Yes	Artificial turf	Standard
275	N/A	Gorse Croft Farm	CW3 0HU	South	Nantwich	Sports Club	Yes	-	1	Yes	Macadam	Poor
276	N/A	Heyes Lane Tennis Club	SK9 7LT	North	Wilmslow	Sports Club	Yes	Heyes Lane LTC	3	No	Polymeric	Standard
277	N/A	High Legh Tennis Club	WA16 0RU	North	Knutsford	Sports Club	Yes	High Legh TC	3	Yes	Macadam	Good
278	N/A	Lindow Lawn Tennis Club	SK9 6EF	North	Wilmslow	Sports Club	Yes	Lindow LTC	2	Yes	Artificial turf	Good
									1	No	Artificial turf	Good
280	N/A	Meriton Road Park	SK9 3HB	North	Wilmslow	Council	Yes	-	2	No	Macadam	Standard
282	N/A	Nantwich Tennis Club	CW5 6PF	South	Nantwich	Sports Club	Yes	Nantwich LTC	4	Yes	Macadam	Good
									2	Yes	Artificial turf	Good
283	N/A	Pownall Park Tennis Club	SK9 5DN	North	Wilmslow	Sports Club	Yes	Pownall Park LTC	3	Yes	Polymeric	Good
284	N/A	Sandbach Park	CW11 1FJ	Central	Sandbach	Council	Yes	-	1	No	Macadam	Good
286	N/A	The Mere Golf Resort & Spa	WA16 6LJ	North	Knutsford	Commercial	Yes	-	3	Yes	Artificial turf	Standard
287	N/A	The Tytherington Golf & Country Club	SK10 2JP	North	Macclesfield	Commercial	Yes	-	2	No	Macadam	Good
292	N/A	Alderley Edge Park	SK9 7UY	North	Wilmslow	Council	Yes	-	2	Yes	Artificial turf	Standard
306	N/A	High Town Tennis Club	CW2 7PL	South	Crewe	Trust	Yes	Crewe Congregational TC	2	No	Acrylic	Standard
312	N/A	Macclesfield Tennis Club	SK11 8JR	North	Macclesfield	Council	Yes	Macclesfield TC	4	No	Macadam	Standard
									1	No	Artificial turf	Standard
									5	Yes	Artificial turf	Standard
									1	No	Acrylic	Standard
330	N/A	Lower Withington Village Hall	SK11 9DX	North	Macclesfield	Parish Council	Yes	-	1	No	Macadam	Standard
331	N/A	West Park	SK10 3BJ	North	Macclesfield	Council	Yes	-	1	No	Macadam	Standard
339	N/A	Gawsworth Village Hall	SK11 9QY	North	Macclesfield	Parish Council	Yes	-	1	No	Macadam	Poor
367	N/A	Handforth Hall Tennis Club	SK9 3AW	North	Wilmslow	Sports Club	Yes	Handforth Hall TC	3	No	Macadam	Standard
368	N/A	Higher Poynton Tennis Club	SK12 1TL	North	Poynton	Council	Yes	Higher Poynton TC	2	No	Clay	Standard
369	N/A	Wistaston Jubilee Tennis Club	CW2 8EZ	South	Crewe	Wistaston Parish Council	Yes	Wistaston Jubilee TC	2	Yes	Macadam	Good

Disused provision

Further to the courts reference above, there are also eight tennis courts that are considered disused across Cheshire East, with four at Wilmslow High School and two at both Clare's Space Boutique Health Club and The Carrs Park. These are further summarised in the table below.

Table 9.4: Disused tennis courts within Cheshire East

Site ID	Site	Postcode	Analysis area	Sub area	No. of tennis courts	Comments
141	Wilmslow High School	SK9 1LZ	North	Wilmslow	4	Four disused polymeric courts which are undergoing construction.
271	Clare's Space Boutique Health Club	WA16 7RN	North	Knutsford	2	Two disused macadam courts which are no longer maintained.
317	The Carrs Park	SK9 4AA	North	Wilmslow	2	Two disused macadam courts which are no longer maintained.

In addition, there are three sites (Alsager Bowling & Recreation Club, Disley Amalgamated Sports Club and The King's School (Fence Avenue Site)) which previously contained tennis courts (nine courts in total) that have now been built on.

Future provision

A Mitigation Strategy[31] completed in 2021 incorporating provision at Poynton High School identifies that a 3G pitch should be established at the site to help offset an overall loss of playing field land (a net gain will be provided via a scheme at Glastonbury Drive). This is earmarked for where the tennis courts currently reside.

A planning application has been submitted at Terra Nova School that would result in the loss of two of its three courts for the erection of a sports hall and associated drainage and servicing, sub-station, car parking and hard and soft landscaping (planning REF: 22/4305C).

Padel tennis

Padel tennis is relatively new to Great Britain and is growing in popularity, particularly since its recognition as a sport and integration within the LTA. **It is, however, a different sport to tennis.** It is played mainly in a doubles format on an enclosed court and can be played in groups of mixed ages and abilities; the rules are broadly the same as tennis, although you serve under-arm and the walls are used as part of the game with the ball allowed to bounce off them.

In order to grow the sport, the LTA is focused on improving the infrastructure and the coach education pathway. At the end of 2020, there were 87 courts, whereas there are now 275, with a projected growth to 450 in 2023. It is therefore envisaged that the infrastructure and participation in padel will increase significantly in the next five years.

[31] Poynton Mitigation Strategy

In Cheshire East, Mottram Hall, Total Fitness (Wilmslow) and Clare's Space Boutique Health Club all offer access to padel tennis courts – one is provided at Mottram Hall, four at Total Fitness and one at Clare's Space Boutique Health Club. In addition, Total Fitness (Wilmslow) has a current planning application for the construction of four additional courts, whilst a second court is in the process of being constructed at Clare's Space Boutique Health Club.

In addition, retrospective planning permission is being sought for the construction of padel on two existing tennis courts at Alderley Park.[32]

In terms of future supply, the LTA states that padel court development at leisure centre sites can be particularly beneficial as provision can be tied into other sports facilities and profit from an already established operating model. Furthermore, it identifies that they can benefit clubs and particularly those that may be otherwise struggling due to the additional revenue that they can provide.

Notwithstanding the above, the LTA also states that it is not encouraging clubs or local authorities to convert existing tennis courts to padel courts, unless it can be evidenced that it is for the benefit of both tennis and padel. This is to ensure that the provision of traditional courts remains sufficient.

Three clubs in Cheshire East each report an aspiration to provide padel courts at their club sites, with these being Bunbury TC, Knutsford TC and Nantwich TC. Bunbury TC specifically states that it has the geographical space to provide such provision without the loss of any courts.

Management and security of tenure

The table below highlights the management of tennis courts within Cheshire East. As seen, the majority are operated by schools (82 courts), although only half of these are available for community use, with more club operated courts considered to be accessible.

There are 51 courts identified at local authority sites (26%).

Table 9.5: Tennis courts by management type

Community use?	Number of courts				
	Council[33]	Education	Sports club	Community organisation / trust	Commercial
Available	51	41	70	19	15
Unavailable	-	41	-	-	4
Total	**51**	**82**	**70**	**19**	**19**

Security of tenure

The majority of tennis clubs in Cheshire East are provided with security of tenure, with 15 clubs owning their sites or leasing them on a long-term basis. However, five clubs are noted as having unsecure tenure, with these being Bunbury, Macclesfield, Styal, Wistaston Jubilee and Wrenbury & District tennis clubs.

[32] Planning application reference: 23/3868M
[33] Includes parish and town council provision.

Venues used by each club and existing usage arrangements are summarised in the following table.

Table 9.6: Summary of club venues and tenure

Club name	Site used	Type of tenure	Security of tenure?
Alderley Edge TC	Alderley Edge Cricket Club	Freehold	Secure
Alsager LTC	Alsager Lawn Tennis Club	Freehold	Secure
Audlem TC	Audlem Playing Fields	Freehold	Secure
Bunbury TC	Bunbury Playing Field	Rented from Bunbury Parish Council	Unsecure
Congleton LTC	Congleton Lawn Tennis Club	Freehold	Secure
Crewe Congregational TC	High Town Tennis Club	Leased from Trust	Secure
Croftside TC	Croftside Tennis Club	Freehold	Secure
Handforth Hall TC	Handforth Hall Tennis Club	Freehold	Secure
Heyes Lane LTC	Heyes Lane Tennis Club	Freehold	Secure
Higher Poynton TC	Higher Poynton Tennis Club	Freehold	Secure
High Legh TC	High Legh Tennis Club	*Unknown*	*Unknown*
Knutsford TC	Knutsford Sports Club	Leased from Tatton Estates (28-years remaining)	Secure
Lindow LTC	Lindow Lawn Tennis Club	Freehold	Secure
Macclesfield TC	Macclesfield Tennis Club	Rented from Cheshire East Council	Unsecure
Nantwich LTC	Nantwich Tennis Club	Freehold	Secure
Pownall Park LTC	Pownall Park Tennis Club	Freehold	Secure
Poynton TC	Poynton Sports Club	Freehold	Secure
Prestbury Village LTC	Prestbury Playing Fields	Leased from Parish Council (25-years remaining)	Secure
Styal TC	Styal Playing Fields	Rented from Cheshire East Council	Unsecure
Wistaston Jubilee TC	Wistaston Jubilee Tennis Club	Leased from Parish Council (one-year rolling)	Unsecure
Wrenbury & District LTC	Wrenbury Recreation Ground	Rented from Wrenbury Trust	Unsecure

Court type

Most community available outdoor tennis courts in Cheshire East (104 courts or 53%) have a macadam surface. The estimated lifespan of a macadam court is ten years, depending on levels of use and maintenance levels. To ensure courts can continue to be used beyond this time frame, it is recommended that a sinking fund is put into place for eventual refurbishment.

The remaining provision is artificial grass (65 courts), polymeric (19 courts) clay (two courts), artificial clay (three courts) or acrylic courts (three courts). Whilst artificial and polymeric courts have a similar lifespan to macadam courts, clay courts are generally much harder and more expensive to maintain, especially during bad weather spells.

No grass courts have been identified within Cheshire East.

Sports lighting

Sports lit courts enable use throughout the year and are identified by the LTA as being a key priority for growing participation nationally. The LTA reports that sports lighting allows for a 35% increase in available court time on an annual basis.

In Cheshire East, 126 of the 196 community available tennis courts are serviced by sports lights, representing 64% of the provision. This is a relatively high number when compared to national rates.

Access to courts with sports lighting is considered particularly key for clubs as it allows for greater use of provision, which in turn can help accommodate more members. To that end, it must be noted that in Cheshire East, five clubs are not serviced by any form of sports-lit provision. These clubs are:

- Crewe Congregational TC
- Handforth Hall TC
- Heyes Lane TC
- Higher Poynton TC
- Styal TC

Of the clubs without sports lighting, all but Higher Poynton TC indicate a desire to service their courts with sports lighting in the future. Each expresses that this will help increase capacity to better accommodate members.

In addition, of the clubs that are already equipped with sports lighting, ten report demand for either additional or refurbished sports lighting. These clubs are:

- Alderley Edge TC
- Audlem TC
- Macclesfield TC
- Pownall Park TC
- Prestbury TC
- Alsager LTC
- Croftside TC
- Nantwich TC
- Poynton TC
- Wrenbury & District TC

Away from clubs, a lack of sports lighting at school sites presents a key reason as to why many of the courts are unavailable for community use. Many of the schools state that making them available for lettings would not be financially viable as usage would be limited, although the LTA does offer solutions to help overcome this, including initiatives such as Clubspark and Gate Access (detailed further on).

Increasing the number of local authority courts with sports lighting is also a strategic aim for the LTA due to the additional recreational demand and tennis programmes such provision can help accommodate. Of the local authority courts in Cheshire East, only 26 out of 51 are currently serviced.

LTA Quick Access Loan Scheme[34]

The LTA's mission is to grow tennis and padel by making them accessible, welcoming, and enjoyable. Ensuring local communities have access to quality facilities is critical to attracting and retaining more players. As such, the LTA's Quick Access Loan Scheme aims to provide interest-free loans to support venues investment in facilities, prioritising the installation and construction of covered courts. The objectives of the fund are to:

- Provide covered or sports-lit playing facilities to encourage community accessible play all year.
- Retain and increase the number of participants at the venue.
- Offer and increase both non-members pay and play usage and coaching opportunities.
- Grow the numbers of adults and juniors on the coaching programme.
- Provide seamless booking of tennis courts and lessons through an online booking system.

As part of the fund, the LTA will fund:

- Lighting upgrades to LED (outdoor and indoor)
- New sports lights
- New court provision
- Outdoor padel courts
- Covered padel (courts and cover)
- Covered tennis courts

Over markings

Tennis courts, particularly within schools, are often over marked by netball, basketball and/or football courts. Courts which are over marked tend to receive higher levels of use which can be detrimental to quality over time, as well as creating capacity issues if there is community demand from more than one sport.

In Cheshire East, the table below identifies sites with overmarked tennis courts. In fact, all of the courts each site is overmarked.

Table 9.7: Summary of tennis court overmarking

Site ID	Site	Analysis area	Sub area	No. of courts	Overmarked with
5	Alsager Leisure Centre	Central	Alsager	4	Four netball courts
22	Brine Leas School	South	Nantwich	6	Five netball courts
26	Calverley School	South	Nantwich	1	One netball court
34	Congleton High School	Central	Congleton	3	Two netball courts
43	Eaton Bank Academy	Central	Congleton	5	Five netball courts
46	Fallibroome Academy	North	Macclesfield	5	Five netball courts
58	Holmes Chapel Leisure Centre	Central	Holmes Chapel	5	Three netball courts
75	Malbank School & Sixth Form College	South	Nantwich	6	Four netball courts
102	Poynton High School	North	Poynton	12	Six netball courts

[34] Quick Access Loan Scheme for tennis facilities (lta.org.uk)

Site ID	Site	Analysis area	Sub area	No. of courts	Overmarked with
109	Sandbach High School & Sixth Form College	Central	Sandbach	3	Three netball courts
110	Sandbach School	Central	Sandbach	5	Three netball courts
111	Shavington Academy	South	Crewe	4	Three netball courts
113	Sir William Stanier School	South	Crewe	3	Three netball courts
119	St Thomas More Catholic High School	South	Crewe	4	Three netball courts
122	Terra Nova School	Central	Holmes Chapel	3	Three netball courts
126	The King's School	North	Poynton	6	Six netball courts
144	Eric Swan Sports Ground	South	Crewe	2	Two netball courts
162	Tytherington High School	North	Macclesfield	3	Two netball courts
331	West Park	North	Macclesfield	1	One netball court

As seen, all are overmarked by netball courts. Details pertaining to this are identified in greater detail in Part 10: Netball.

Quality

The quality of tennis courts has been informed through non-technical site assessments and consultation with providers to assign each court a rating of good, standard or poor. Key aspects informing the findings include surface quality, grip underfoot, line marking quality, evenness and evidence of inappropriate use (e.g. vandalism and/or littering).

For the full assessment criteria, please refer to Appendix 2.

Of the courts in Cheshire East, 101 (42%) are assessed as good quality, 93 (39%) as standard quality and 47 (20%) as poor quality. Of the community available provision, 101 (52%) are good quality, 76 (39%) are standard and 19 (10%) are poor. In both aspects, this resembles a relatively high proportion of good quality courts and a relatively low proportion of poor quality courts.

Table 9.8: Quality of tennis courts across Cheshire East

Community use?	Quality		
	Good	Standard	Poor
Available	101	76	19
Unavailable	-	17	28
Total	**101**	**93**	**47**

The community available courts assessed as poor quality are located at the following sites:

- Alsager Leisure Centre
- Eric Swan Sports Ground
- Goostrey Playing Fields
- Legends Health & Leisure Centre
- Arnold Rhodes Recreation Ground
- Gawsworth Village Hall
- Gorse Croft Farm
- Styal Playing Fields

Issues recorded at these sites include poor grip underfoot, the presence of moss, worn line markings and loose gravel. Moreover, maintenance is also considered to be basic and infrequent at most of the poor quality sites, which can lead to further deterioration.

Several of the poor quality courts are at local authority sites (Arnold Rhodes Recreation Ground, Goostrey Playing Fields and The Carrs Park). Improving local authority courts is currently a national priority for the LTA, with a focus on suitable sites that cater for high levels of recreational demand or that have the potential to do so. This is especially if the provision is serviced (or could be serviced) by changing facilities and sports lighting.

Most clubs access good quality courts, with the only exceptions being:

- Crewe Congregational TC (at High Town Tennis Club)
- Croftside TC (at Croftside Tennis Club)
- Handforth Hall TC (at Handforth Hall Tennis Club)
- Heyes Lane TC (at Heys Lane Tennis Club)
- Higher Poynton TC (at Higher Poynton Tennis Club)
- Macclesfield TC (at Macclesfield Tennis Club)
- Styal TC (at Styal Playing Fields)

In correlation with this, 37% of responding clubs report an improvement in the quality of their courts in recent seasons, although 26% report that conditions have worsened (the remainder report no change). This includes all seven clubs that access standard or poor quality provision.

Seven clubs also reference a desire to resurface their courts in the near future, with these being Alderley Edge, Croftside, Handforth Hall, Lindow, Macclesfield, Prestbury and Styal tennis clubs. Four clubs that report of an improvement in their courts' quality have recently had their courts resurfaced (at Alsager Lawn Tennis Club, Bunbury Playing Fields, Congleton Lawn Tennis Club and Poynton Sports Club).

Renovation fund[35]

The LTA has secured a £22 million investment fund to be put into public tennis courts across Britain, together with an £8.5 million investment from the LTA. This will see thousands of public park tennis courts that are in poor or unplayable condition improved for the benefit of local communities.

The LTA's ambition is to drive participation across park tennis sites, as well as ensuring the future sustainability of these facilities. As well as paying for the refurbishment of public park courts, the new investment will also pay for the implementation of sustainable operating models for the facilities, with specialist programmes (e.g., gated access and Smart Access lite) and support to ensure courts are both affordable and utilised.

At present, the following four sites have been identified for investment in Cheshire East as part of the funding:

- Alderley Edge Park
- Bollington Recreation Ground
- Meriton Road Park
- South Park

These still need to go to cabinet approval before developments can take place.

[35] https://www.gov.uk/government/news/30-million-package-to-refurbish-4500-public-tennis-courts-in-deprived-parts-of-uk-announced

Ancillary facilities

The table below identifies the quality of ancillary provision at community available tennis sites within Cheshire East. Overall, 17 sites are accompanied by good quality facilities, 13 have standard quality provision and three are categorised as having poor quality provision, with an additional ten not currently serviced. Of these, four are club-sites (Audlem Playing Fields, Hightown Tennis Club, Styal Playing Fields and Wrenbury Recreation Ground).

Please note that education sites are not included within the table. This is because the ancillary provision does not generally service the tennis courts at the sites', meaning quality is irrelevant.

Table 9.9: Summary of ancillary quality

Site ID	Site name	Club	Quality
1	Alderley Edge Cricket Club	Alderley Edge TC	Good
5	Alsager Leisure Centre	-	Standard
10	Audlem Playing Fields	Audlem TC	N/A
12	Barony Sports Complex	-	Standard
18	Bollington Recreation Ground	-	Standard
32	Alderley Park	-	Good
42	Disley Amalgamated Sports Club	-	Good
49	Goostrey Playing Fields	-	Good
57	Holmes Chapel Cricket Club	-	Standard
58	Holmes Chapel Leisure Centre	-	Good
62	Bunbury Playing Field	Bunbury TC	Standard
68	Knutsford Sports Club	Knutsford TC	Good
71	Legends Health & Leisure Centre	-	Good
103	Poynton Sports Club	Poynton TC	Poor
115	South Park	-	Standard
120	Styal Playing Fields	Styal TC	N/A
144	Eric Swan Sports Ground	-	Standard
147	Wrenbury Recreation Ground	Wrenbury & District LTC	N/A
247	Prestbury Playing Fields	Prestbury Village LTC	Good
254	Arnold Rhodes Recreation Ground	-	N/A
270	Alsager Lawn Tennis Club	Alsager LTC	Standard
272	Congleton Lawn Tennis Club	Congleton LTC	Good
273	Crewe Hall	Congleton LTC	Good
274	Croftside Tennis Club	Croftside TC	Good
275	Gorse Croft Farm	-	Poor
276	Heyes Lane Tennis Club	Heyes Lane LTC	Standard
277	High Legh Tennis Club	High Legh TC	Standard
278	Lindow Lawn Tennis Club	Lindow LTC	Good
280	Meriton Road Park	-	N/A
282	Nantwich Tennis Club	Nantwich LTC	Standard
283	Pownall Park Tennis Club	Pownall Park LTC	Good

Site ID	Site name	Club	Quality
284	Sandbach Park	-	N/A
286	The Mere Golf Resort & Spa	-	Good
287	The Tytherington Golf & Country Club	-	Good
292	Alderley Edge Park	-	N/A
306	High Town Tennis Club	Crewe Congregational TC	N/A
312	Macclesfield Tennis Club	Macclesfield TC	Good
330	Lower Withington Village Hall	-	Standard
331	West Park	-	N/A
339	Gawsworth Village Hall	-	N/A
367	Handforth Hall Tennis Club	Handforth Hall TC	Standard
368	Higher Poynton Tennis Club	Higher Poynton TC	Poor
369	Wistaston Jubilee Tennis Club	Wistaston Jubilee TC	Good

Two clubs are serviced with poor quality ancillary facilities, with these being Higher Poynton TC and Poynton TC. Both sites have provision that is outdated and unfit for purpose and both clubs express an aspiration for improvements. Gorse Croft Farm is the remaining site with poor quality ancillary provision.

A further four clubs also have ancillary provision aspirations. The table below summarises the plans.

Table 9.10: Summary of clubs' ancillary development plans

Site ID	Site name	Club	Comments
62	Bunbury Playing Field	Bunbury TC	Clubhouse refurbishment
272	Congleton Lawn Tennis Club	Congleton LTC	Clubhouse refurbishment
68	Knutsford Sports Club	Knutsford TC	Clubhouse refurbishment
278	Lindow Lawn Tennis Club	Lindow LTC	Clubhouse refurbishment
282	Nantwich Tennis Club	Nantwich TC	Clubhouse refurbishment
120	Styal Playing Fields	Styal TC	Clubhouse refurbishment

Only Lindow LTC reports that it has secured funding for its ancillary development.

For non-club courts, ancillary provision is generally considered to be problematic. Whilst most of the other sites do provide changing facilities and/or toilets, they are not specific for tennis and are generally too far away from the courts to be realistically used. Often, the facilities predominately service football/cricket pitch users and therefore are not readily available or suited to tennis court users.

Insight from the LTA indicates good quality ancillary facilities such as toilets, changing rooms and cafes encourage players to visit community available provision and stay for extended periods of time. Therefore, a potential way to increase usage of such provision would be to invest in suitable ancillary amenities, which can then also provide a source of income.

9.3: Demand

Competitive tennis

There are 21 tennis clubs in Cheshire East with membership equating to 4,028, where known through consultation (details for High Leigh TC are unknown). As a breakdown, this totals 2,759 senior members and 1,269 junior members.

Membership is summarised by club in the table below.

Table 9.11: Summary of tennis club demand

Club	Analysis area	Sub area	Number of members		
			Senior	Junior	Total
Alderley Edge TC	North	Wilmslow	500	200	**700**
Alsager Lawn TC	Central	Alsager	150	40	**190**
Audlem TC	South	Nantwich	62	50	**112**
Bunbury TC	South	Nantwich	71	48	**119**
Congleton LTC	Central	Congleton	300	50	**350**
Crewe Congregational TC	South	Crewe	35	5	**40**
Croftside TC	North	Wilmslow	108	156	**264**
Handforth Hall TC	North	Wilmslow	32	2	**34**
Heyes Lane LTC	North	Wilmslow	76	22	**98**
Higher Poynton TC	North	Poynton	59	15	**74**
High Legh TC	North	Knutsford	*Unknown*		
Knutsford TC	North	Knutsford	257	107	**364**
Lindow LTC	North	Wilmslow	120	104	**224**
Macclesfield TC	North	Macclesfield	154	59	**213**
Nantwich LTC	South	Nantwich	150	30	**180**
Pownall Park LTC	North	Wilmslow	100	100	**200**
Poynton TC	North	Poynton	120	120	**240**
Prestbury Village LTC	North	Poynton	354	137	**491**
Styal TC	North	Wilmslow	22	6	**28**
Wistaston Jubilee TC	South	Crewe	69	15	**84**
Wrenbury & District LTC	South	Nantwich	20	3	**23**
		Total	**2,759**	**1,269**	**4,028**

Of the clubs, many are particularly large, such as Alderley Edge TC with 700 members and Prestbury Village TC with 491 members. In total, 12 of the clubs have more than 100 members.

In comparison, Alsager LTC is the smallest of the responsive clubs with just four members in total.

Participation trends

Nationally, the LTA has announced participation figures for 2022 showing sustained success in getting more people playing tennis more often, with growth across all demographics, regions and nations of Great Britain. This is particularly amongst 16-34 year-olds and those from lower socio-economic backgrounds.

The number of adults reporting that they had played tennis during the year increased 43% compared to the previous year (2021), rising from 3.3 million to 4.7 million from January

through to December. This is the highest total recorded since 2017 and has continued the growth seen in 2018-19 before being interrupted by the Covid-19 pandemic.

In addition, more than two million adults play monthly, and this is the highest level recorded since the LTA started tracking this measure seven years ago. This means that the LTA has achieved the targets set out in its five-year 2018-23 strategy for adult annual and monthly participation one year ahead of schedule.

Finally, children's weekly participation in tennis has seen positive growth in the past year with over three and a half million children playing tennis and with an extra 328,000 children playing tennis in schools.

In Cheshire East, in correlation with the above, a total of 11 responding clubs (55%) report an increase in senior participation over recent years in comparison to only five clubs (25%) that indicate a decrease. However, seven clubs (35%) indicate a decrease in junior demand over the same time period, with only five clubs (25%) reporting an increase. Most attribute this to the impact of the Covid-19 pandemic.

The table below further explores demand changes over recent years, based on consultation response.

Table 9.12: Summary of tennis club participation trends

Senior membership over the past five years		
Increased	**Decreased**	**Stayed the same**
Alderley Edge TC Alsager LTC Audlem TC Congleton LTC Croftside TC Higher Poynton TC Knutsford TC Macclesfield TC Nantwich TC Poynton TC Prestbury Village TC	Handforth Hall TC Heyes Lane TC Styal TC Wistaston Jubilee TC Wrenbury & District TC	Crewe Congregational TC Handforth Hall TC Lindow TC Pownall Park TC
Junior membership over the past five years		
Increased	**Decreased**	**Stayed the same**
Audlem TC Congleton LTC Croftside TC Macclesfield TC Wistaston Jubilee TC	Alsager LTC Handforth Hall TC Heyes Lane TC Nantwich TC Poynton TC Prestbury Village TC Styal TC	Alderley Edge TC Crewe Congregational TC Handforth Hall TC Higher Poynton TC Knutsford TC Lindow TC Pownall Park TC Wrenbury & District TC

Informal and parks tennis

The majority of clubs allow for pay and play usage from non-members, although take up is seemingly low throughout Cheshire East.

Away from clubs, community usage can be difficult to quantify as it is not always monitored, especially at sites that are free to access as is the case at some local authority sites in Cheshire East. Demand for such provision is generally at its highest during summer months, especially following events such as Wimbledon, but significant capacity is likely to exist outside of this.

The LTA has developed a support package for local authorities to grow use of tennis courts by removing key barriers to participation; products known as ClubSpark, Play (previously Rally) and Gate Access have been established. These represent what the LTA calls a major improvement to the customer journey and provide a clear revenue stream to reinvest into court provision.

The following courts in Cheshire East are known to utilise some or all of the products currently, although the LTA reports that there are likely to be more:

- Alsager Lawn Tennis Club
- Bunbury Playing Fields
- Croftside Tennis Club
- Heyes Lane Tennis Club
- Knutsford Sports Club
- Macclesfield Tennis Club
- Pownall Park Tennis Club
- Styal Playing Fields
- Wrenbury Recreation Ground
- Audlem Playing Fields
- Congleton Lawn Tennis Club
- Handforth Hall Tennis Club
- Higher Poynton Tennis Club
- Lindow Lawn Tennis Club
- Nantwich Tennis Club
- Prestbury Playing Fields
- Wistaston Jubilee Tennis Club

Five of the sites mentioned above are Council/Parish council owned sites; Bunbury Playing Fields, Macclesfield Tennis Club, Prestbury Playing Fields, Styal Playing Fields and Wistaston Jubilee Tennis Club.

The products are further summarised below.

ClubSpark – Improving the booking process

ClubSpark is a flexible and simple venue management platform with multiple products and applications to help venues, local authorities and coaches manage their sport. ClubSpark is a tool that is offered for free as part of LTA venue registration and allows administrators to manage all functions at their venue(s), including:

- Managed website - create and manage a mobile friendly website tailored to LA/club requirements to promote events and activities.
- Managed coaching – set up coaching lessons and courses online.
- Membership management - improve membership engagement by making it easier for the venue and for members to pay, renew and keep in touch (includes online payments, direct debits and the monitoring of revenue streams; membership modules can also be used to take season ticket payments for venues operating a non-traditional annual facility fee).
- Organise payments - set the way payments are taken, whether it's immediate pay and play, or bookable as part of a membership package
- Court bookings – reduced administration for managing bookings; give staff, coaches, members and the general public access to book and pay for courts, classes or other resources online.

- Scheduling - set unique booking and price rules to suit the venue and enable lights to switch on/off automatically when linked to the LTA Premium Gate Access system.
- Book and pay remotely - customers can make bookings and payments for a venue anytime, anywhere via the real-time booking app.
- Reporting - ClubSpark allows administrators to view reports highlighting income, court usage, revenue and number of members and season ticket holders; this allows for identification of trends and patterns and evidence to demonstrate participation levels and impact.

LTA Play

Play is an aggregator that collects all booking and coaching information via ClubSpark pages and displays it for participants in one easy to view page. It allows players to search for venues close to them and provides booking options, removing the barriers of not knowing where courts are or how to book.

Play provides a helpful customer journey, with a personal profile to review and manage bookings, and helpful reminders. Courts can be set to book for free of charge or at a fee agreed by the provider.

Gate Access

The LTA has developed two Gate Access gate systems that work in association with ClubSpark to secure courts and to allow access to booked customers only. Members of the public can book a court online (making payment if required) and receive a four digit access code via email to enter using a courtside keypad. The gate access system then allows entry for the time booked if a correct code is entered.

There are two gate options available: SmartAccess Premium and SmartAccess Lite. The demands and needs of users plus the setup of the venue determines the most appropriate system for each site.

Nationally, the LTA has supported the installation of 177 gate access systems within the last two years. Furthermore, it states that sites with Gate Access installations:

- Attracted 65,751 unique players
- Led to 791,226 court bookings
- Generated £1.5 million of income

Additional demand

The LTA operates various tennis initiatives across the Country which result in some courts receiving additional demand. Furthermore, there are other formats away from traditional tennis that can result in increased usage. These are all detailed below.

Local Tennis Leagues

Recreational Tennis leagues are less formal in comparison to established club play, offering greater flexibility and an opportunity for all abilities to engage in competition at local venues. The leagues are available to all aged 18 years and above and are run by an organisation called Local Tennis Leagues, which is owned by the LTA. Players are organised into mixed sex leagues of eight based on similar ability levels, with matches arranged between the two players at whatever time and court is agreed. The flexibility of play is conducive to the use of park sites which are typically more easily accessible.

The South & Mid Cheshire Tennis League is prevalent within Cheshire East. The league is played on a home and away basis, of which, the various venues include:

- Acton Bridge Tennis Club (exported)
- Audlem Playing Fields
- Congleton Lawn Tennis Club
- Goostrey Playing Fields
- Holmes Chapel Cricket Club
- Tarporley Tennis Club (exported)
- Wistaston Jubilee Tennis Club
- Alsager Lawn Tennis Club
- Bunbury Playing Fields
- Cuddington Tennis Club (exported)
- Hartford Tennis Club (exported)
- Nantwich Tennis Club
- Winsford Tennis Club (exported)

LTA Youth Programme

The LTA coordinate courses for children aged 4 - 18, consisting of fun games and dynamic training. Specialist coaches make sure every child has the best start to their tennis journey in a safe and inclusive environment. Sessions cater to all abilities and split into the following:

- Blue Stage (Age 4-6)
- Red Stage (Age 6-8)
- Orange Stage (Age 8-9)
- Green Stage (Age 9-10)
- Yellow Stage (Age 10+)

Key points:

- There are assigned ages to each stage, but this only serves as a guide.
- Young people want to play in groups and with their friends, and so whatever stage they start at, all kids will see progression.
- In every LTA Youth stage, young people will be active, having fun and developing skills

LTA Youth Start[36]

LTA Youth Start[37] is a six week coaching offer for children that have never played tennis before and is identified as a priority by the LTA. For £29.99 (Plus £5 postage & packaging), kids get six weeks coaching by an LTA Accredited coach, along with a free racket, pack of balls and personalised t-shirt so that they can continue playing.

The following venues across Cheshire East participate in the LTA Youth Start programme:

- Croftside Tennis Club (Croftside TC)
- Prestbury Playing Fields (Prestbury Village LTC)

Free Parks Tennis

[36] https://www.lta.org.uk/play-compete/lta-youth/start/
[37] https://ClubSpark.lta.org.uk/tennisforkids

The LTA is due to launch the LTA Free Parks Tennis offer. This is due to the following needs:

- Player Trends:
  - 35% of people who play tennis once per year or more do so in a park.
  - The most common type of play for park players is socially with friends or family.
- Barriers:
  - 25% of players cite not having anyone to play with as a barrier to playing more tennis.
  - 24% of players cite having nowhere to play or difficulty in accessing local courts as reasons why they do not play tennis more often
  - 32% of these players say local courts are not affordable.
  - 75% of parks players consider themselves to be of beginner (41%) or improver (36%) standard, which is significantly lower than club players
  - 22% of players state that a lack of equipment prevents them from playing tennis.

The key points of a free park tennis session are:

- Free for all players to book and attend
- Run by a minimum of two trained and DBS checked Activators
- Sessions should run all year round (weather depending)
- Run on a Saturday or Sunday morning at 10.00-11.00am

Court requirements are for three courts minimum in parks that have this many, or two courts at two court sites – a three court site can have up to 34 players attending. The sessions are designed for those aged eight and over, but under eights can attend when accompanied by a parent.

Future consideration should be given to offer Free Parks Tennis in parks across Cheshire East.

Padel

Currently 90,000 people reportedly play padel more than once a year in England - a 493% year on year increase compared to 2021 (15,000). This exemplifies the continued growth of the sport and the need to ensure that such demand is being adequately catered for.

There are currently only eight padel courts in Cheshire East (with an additional four courts in the near future), hence only minimal activity is likely to take place within the Borough. However, given the growing popularity of the format, that is not to say that there is no demand as it is likely that take-up would be considerable were additional and more accessible provision established.

Latent/unmet demand

Latent demand for tennis nationally is reported to be high by the LTA, which has an insight tool that suggests that 18% of the five million players that pick up a racket each year would play more often if key barriers such as poor promotion of opportunities to get on court, unclear booking journeys (especially those that are ‘offline’) and low quality facilities were addressed. As such, there is a potential opportunity in Cheshire East for the Council and other providers to address such barriers, whilst also bettering understanding of court usage.

In addition, Sport England’s Segmentation Tool enables an analysis of the percentage of adults that would like to participate in tennis but that ‘are not currently doing so’. The tool identifies latent demand of 7,272 people within Cheshire East, which represents approximately

1.9% of the Authority's population compared to a national average of 1.7%. This therefore suggests that unmet demand is marginally greater than what would otherwise be expected.

Notwithstanding the above, all responding clubs report that existing membership can be accommodated on the current level of provision available to them and that no potential members are being turned away due to capacity issues. As such, no clubs report any latent or unmet demand, with the majority actively trying to recruit new members. This suggests that the latent demand identified through other methods is for non-club activity, or that other barriers aside from club facilities are preventing activity.

Future demand

The below table summarises the future demand aspirations highlighted during consultation with the clubs. In total, this equates to 765 members (360 senior and 405 junior) and is expressed by 13 clubs.

Table 9.13: Summary of tennis club aspirations future demand

Club	Analysis area	Sub area	Number of members		
			Senior	Junior	Total
Alsager LTC	Central	Alsager	20	30	50
Audlem TC	South	Nantwich	10	10	20
Bunbury TC	South	Nantwich	100	65	165
Congleton LTC	Central	Congleton	30	100	130
Heyes Lane TC	North	Wilmslow	20	30	50
Knutsford TC	North	Knutsford	30	5	35
Lindow LTC	North	Wilmslow	20	20	40
Macclesfield TC	North	Macclesfield	50	50	100
Nantwich TC	South	Nantwich	20	40	60
Pownall Park TC	North	Wilmslow	10	10	20
Poynton TC	North	Poynton	20	20	40
Prestbury TC	North	Poynton	10	25	35
Styal TC	North	Wilmslow	20	-	20
		Total	**360**	**405**	**765**

It should be noted that many of the remaining clubs which responded to consultation requests also mention aspirations to increase in membership; however, they did not quantify their potential growth. Most are just open to as many new members as they can recruit/attract.

In addition, the LTA also expects future growth via its insight tools, with much of this demand likely to include participation outside of the club environment.

9.4: Supply and demand analysis

Club tennis

The LTA suggests that a hard court with no sports lighting can accommodate 40 members, whereas a hard court with sports lighting can accommodate 60 members. However, it must be noted that this should only be used as a guide as capacity can, in reality, vary from site to site depending on how the demand operates and the programmes of use in place. Some clubs can comfortably operate over capacity guidance, whilst others may have pressures without theoretically being over capacity.

Using the guidance, the table below identifies the capacity balance at all sites currently used by clubs.

Table 9.14: Capacity analysis (club courts)

Site ID	Site	Analysis area	Sub area	No. of courts	Sports lighting?	Capacity	Membership	Current capacity balance
1	Alderley Edge Cricket Club	North	Wilmslow	14	Yes	840	700	140
10	Audlem Playing Fields	South	Nantwich	2	Yes	120	112	8
62	Bunbury Playing Field	South	Nantwich	2	Yes	120	119	1
68	Knutsford Sports Club	North	Knutsford	7	Yes	420	364	56
103	Poynton Sports Club	North	Poynton	7	Yes	420	240	180
120	Styal Playing Fields	North	Wilmslow	3	No	120	28	92
147	Wrenbury Recreation Ground	South	Nantwich	2	Yes	120	23	97
247	Prestbury Playing Fields	North	Poynton	8	Yes	480	491	11
270	Alsager Lawn Tennis Club	Central	Alsager	4	Yes	240	190	50
272	Congleton Lawn Tennis Club	Central	Congleton	3	No	480	350	130
				6	Yes			
274	Croftside Tennis Club	North	Wilmslow	3	Yes	180	264	84
276	Heyes Lane Tennis Club	North	Wilmslow	3	No	120	98	22
277	High Legh Tennis Club	North	Knutsford	3	Yes	180	*Unknown*	
278	Lindow Lawn Tennis Club	North	Wilmslow	2	Yes	160	224	64
				1	No			
282	Nantwich Tennis Club	South	Nantwich	4	Yes	360	180	180
				2	Yes			
283	Pownall Park Tennis Club	North	Wilmslow	3	Yes	180	200	20
306	High Town Tennis Club	South	Crewe	2	No	80	40	40
312	Macclesfield Tennis Club	North	Macclesfield	6	No	540	213	227
				5	Yes			
367	Handforth Hall Tennis Club	North	Wilmslow	3	No	120	34	96
368	Higher Poynton Tennis Club	North	Poynton	2	No	80	74	6
369	Wistaston Jubilee Tennis Club	South	Crewe	2	Yes	120	84	36

As seen, there are potential capacity issues at Croftside Tennis Club (Croftside TC), Lindow Lawn Tennis Club (Lindow LTC), Pownall Park Tennis Club (Pownall Park TC) and Prestbury Playing Fields (Prestbury TC). The shortfall is greatest for Croftside TC (84 members) and Lindow LTC (64 members), whilst it is relatively minimal for Pownall Park TC (20 members) and Prestbury TC (11 members).

The table below further reflects the current and future capacity of club-courts in Cheshire East, based on current and future members figures.

Table 9.15: Supply and demand position for tennis club-courts in Cheshire East

Analysis area	Sub area	Demand (match equivalent sessions)				
		Spare capacity	Shortfall	Current total	Future demand	Future total
North	Knutsford	56	-	56	35	21
	Macclesfield	227	-	227	100	127
	Poynton	186	11	175	75	100
	Wilmslow	350	168	182	130	52
Central	Alsager	50	-	50	50	0
	Congleton	130	-	130	130	0
	Holmes Chapel	-	-	0	-	0
	Middlewich	-	-	0	-	0
	Sandbach	-	179	179	-	179
South	Crewe	76	-	76	-	76
	Nantwich	180	-	180	145	35
Cheshire East		**1,255**	**358**	**897**	**765**	**132**

Overall, there is a current spare capacity of 897 members, primarily due to significant spare capacity in the North Analysis Area. Only Sandbach in the Central Analysis Area yields a current shortfall, with all remaining sub areas presenting either spare capacity or being at capacity. When accounting for future demand, capacity reduces significantly to 132 members across the Borough.

Non-club tennis

For non-club courts, analysing supply and demand is difficult in Cheshire East as usage figures are not generally known. However, no capacity issues have been identified and it is therefore considered that all sites have capacity for additional growth, although this does not equate to a surplus of courts given the high levels of unmet/latent demand identified. It is considered likely that some courts are being well utilised, although this could be enhanced via further roll-out of LTA products such as ClubSpark as well as through quality improvements and increasing the number of sports lit courts.

9.5: Conclusion

For club-based tennis, four clubs (Croftside TC, Lindow LTC, Pownall Park TC and Prestbury TC) have potential capacity issues through using LTA guidelines. However, none of these clubs report any capacity issues themselves, and all remaining clubs have spare capacity, with spare capacity also existing across Cheshire East as a whole. This therefore suggests that supply is sufficient to meet such demand, although there may be a localised issue in Sandbach.

For non-club courts, whilst no courts are identified as having any capacity issues, it is clear that the existing supply can be improved upon through roll out of LTA products and, where required, quality improvements. This should therefore be of focus, with the proceeding Strategy document to identify priority sites.

Tennis – supply and demand summary

- For club-based tennis, four clubs (Croftside TC, Lindow LTC, Pownall Park TC and Prestbury TC) have potential capacity issues through using LTA guidelines. However, none of these clubs report any capacity issues themselves, and all remaining clubs have spare capacity, with spare capacity also existing across Cheshire East as a whole.
- For non-club activity, no capacity issues have been identified and it is therefore considered that all sites have capacity for additional growth, although this does not equate to a surplus of courts given the high levels of unmet/latent demand identified.
- It is clear that the existing supply can be improved upon through roll out of LTA products and, where required, quality improvements.

Tennis – supply summary

- There are 241 tennis courts identified in Cheshire East across 62 sites.
- Of the courts, 196 are categorised as being available for community use at 53 sites, compared to 45 that are unavailable at ten sites.
- There are also eight tennis courts that are considered disused across Wilmslow High School, Clare's Space Boutique Health Club and The Carrs Park.
- Alderley Park, Total Fitness (Wilmslow), Mottram Hall and Clare's Space Boutique Health Club each offer access to padel tennis courts.
- The majority of the courts are operated by schools (82 courts), although only 50% of these are available for community use, with more local authority and club operated courts considered to be accessible.
- Tenure is unsecure for Bunbury, Macclesfield, Styal, Wistaston Jubilee and Wrenbury & District tennis clubs.
- The majority of community available outdoor tennis courts (104 courts) have a macadam surface, although some artificial turf (65 courts), polymeric (19 courts), acrylic (three courts) and clay (two courts) surfaces are also evident.
- A total of 126 of the 196 community available tennis courts are serviced by sports lights, representing 64% of the provision.
- Of the courts, 101 are assessed as good quality (all available to the community), 93 as standard quality (with 76 available) and 47 as poor quality (19 available).
- Of the community available sites, 17 have good quality ancillary facilities, 13 have standard quality provision and three have poor quality provision, with an additional ten sites not currently serviced.

Tennis – demand summary

- There are 21 tennis clubs with membership, where known, equating to 4,028 members.
- For senior membership, a total of 11 clubs report an increase participation in comparison to five clubs which indicate a decrease, although more clubs report a decrease in junior participation.
- A total of 17 sites utilise LTA products, which can increase recreational tennis demand (e.g., Clubspark).
- A Local Tennis League known as the South & Mid Cheshire League is also in operation, whilst two sites are involved in the LTA Youth Start programme.
- The LTA reports that latent/unmet demand is high nationally, although no responding clubs in Cheshire East suggest any issues, which indicates that such usage is likely to fall outside of the club environment.
- 13 clubs express future demand aspirations, with this totalling 360 senior members and 405 junior members, whilst the LTA also expects future recreational demand via its insight tools.

PART 10: NETBALL

10.1: Introduction

England Netball is the governing body with overall responsibility for ensuring the effective governance of the sport.

Whilst often played indoors, there are far more outdoor courts provided and in use by the netball community than there are indoor. Nationally, England Netball reports that the challenge is that the supply of outdoor netball courts is generally not of a good enough standard for use by the community, whilst accessibility and a lack of sports lighting can also be problematic.

As netball was not included in the previous study, an exact comparison to previous levels of supply and demand cannot be presented.

Consultation

Information to inform this section of the report was primarily obtained through discussions with England Netball and the various clubs across Cheshire East.

10.2: Supply

A total of 67 netball courts are identified in Cheshire East across 22 sites. Of the courts, 49 at 15 sites are available for community use, whilst 18 courts at seven sites are unavailable.

The North Analysis Area contains the highest amount of accessible provision with 19 courts, which equates to 39% of all community available netball courts. This is followed by 18 courts (37%) in the Central Analysis Area and 12 courts (24%) in the South Analysis Area.

Table 10.1: Summary of the number of courts by analysis area

Analysis area	Sub areas	No. of community available netball courts	No. of community unavailable netball courts
North	Knutsford	3	-
	Macclesfield	6	2
	Poynton	10	-
	Wilmslow	-	-
	Total	**19**	**2**
Central	Alsager	3	-
	Congleton	3	4
	Holmes Chapel	3	3
	Middlewich	3	-
	Sandbach	6	-
	Total	**18**	**7**
South	Crewe	8	3
	Nantwich	4	6
	Total	**12**	**9**
	Cheshire East	**49**	**18**

A traditional netball court is 30.5 metres long and 15.25 metres wide. As such, please note that some additional courts are not included in the above figures due to them being undersized, especially those located at primary schools. Such courts are generally marked out on generic playgrounds and are not considered to be permanent or conducive for formal play. It is, however, recognised that such provision can meet a curricular and extra-curricular needs.

Figure 10.1 shows the location of the netball courts included within the study. Please see Table 10.2 for a key to the map.

Figure 10.1: Location of netball courts in Cheshire East

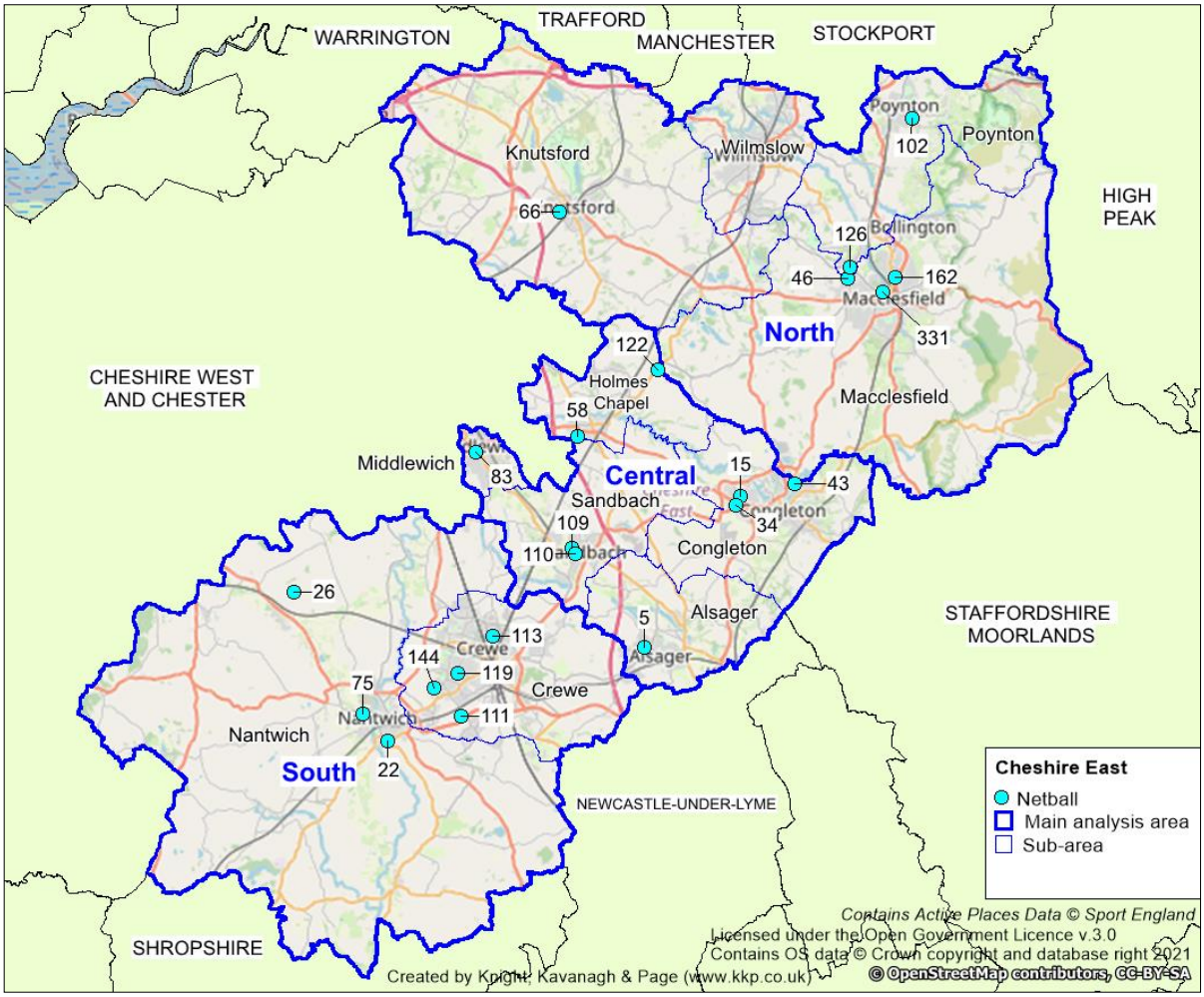


Table 10.2: Netball courts in Cheshire East

Site ID	Active Places Site ID	Site name	Postcode	Analysis area	Sub area	Ownership	Community use?	No. of courts	Sports lighting?	Court type	Over-marked?	Court quality
5	1004924	Alsager Leisure Centre	ST7 2HP	Central	Alsager	Leisure Trust	Yes	3	No	Macadam	Yes	Poor
15	30002544	Black Firs County Primary	CW12 4QJ	Central	Congleton	Education	No	1	No	Macadam	No	Standard
22	1200868	Brine Leas School	CW5 7DY	South	Nantwich	Education	No	5	Yes	Macadam	Yes	Standard
26	6016318	Calverley School	CW6 9LE	South	Nantwich	Education	No	1	No	Macadam	Yes	Standard
34	1103336	Congleton High School	CW12 4NS	Central	Congleton	Education	Yes	2	Yes	Macadam	Yes	Standard
	1200863							1	No	Macadam	No	Standard
43	1038237	Eaton Bank Academy	CW12 1NT	Central	Congleton	Education	No	3	No	Macadam	Yes	Poor
46	1004943	Fallibroome Academy	SK10 4AF	North	Macclesfield	Education	Yes	5	Yes	Macadam	Yes	Standard
58	1041711	Holmes Chapel Leisure Centre	CW4 7DZ	Central	Holmes Chapel	Leisure Trust	Yes	3	No	Macadam	Yes	Standard
66	1200932	Knutsford Academy (upper)	WA16 0BL	North	Knutsford	Education	Yes	3	No	Macadam	No	Poor
75	1004950	Malbank School & Sixth Form College	CW5 5HD	South	Nantwich	Education	Yes	4	No	Macadam	Yes	Standard
83	1041692	Middlewich High School (Leisure Centre)	CW10 9BU	Central	Middlewich	Leisure Trust	Yes	3	No	Macadam	Yes	Poor
102	1200857	Poynton High School	SK12 1PU	North	Poynton	Education	Yes	4	Yes	Macadam	Yes	Poor
109	1200738	Sandbach High School & Sixth Form College	CW11 3NT	Central	Sandbach	Education	Yes	3	No	Macadam	Yes	Standard
110	1041822	Sandbach School	CW11 3NS	Central	Sandbach	Education	Yes	3	Yes	Macadam	Yes	Standard
111	1004935	Shavington Academy	CW2 5DH	South	Crewe	Education	Yes	3	Yes	Macadam	Yes	Standard
113	1200761	Sir William Stanier School	CW1 4EB	South	Crewe	Education	Yes	3	No	Macadam	Yes	Standard
119	30002888	St Thomas More Catholic High School	CW2 8AE	South	Crewe	Education	No	3	No	Macadam	Yes	Standard
122	1203220	Terra Nova School	CW4 8BT	Central	Holmes Chapel	Education	No	2	Yes	Macadam	Yes	Standard
								1	No	Macadam	Yes	Standard
126	30002544	The King's School	SK10 4RH	North	Poynton	Education	Yes	6	Yes	Polymeric	Yes	Good
144	1200868	Eric Swan Sports Ground	CW2 8EZ	South	Crewe	Community Organisation	Yes	2	Yes	Artificial	Yes	Poor
162	N/A	Tytherington High School	SK10 2EE	North	Macclesfield	Education	No	2	No	Macadam	Yes	Poor
331	N/A	West Park	SK10 3BJ	North	Macclesfield	Council	Yes	1	No	Macadam	Yes	Standard

Disused provision

Further to the courts identified above, there are also three netball courts that are now considered disused in Cheshire East. These are located at Wilmslow High School, where the disused polymeric courts are currently undergoing construction.

In addition, there are two sites (Disley Amalgamated Sports Club and The King's School (Fence Avenue)) which previously contained netball courts (seven courts in total) that have now been built on.

Future provision

A Mitigation Strategy[38] completed in 2021 incorporating provision at Poynton High School identifies that a 3G pitch should be established at the site to help offset an overall loss of playing field land (a net gain will be provided via a scheme at Glastonbury Drive). This is earmarked for where the netball courts currently reside.

A planning application has been submitted at Terra Nova School that would result in the loss of two of its three courts for the erection of a sports hall and associated drainage and servicing, sub-station, car parking and hard and soft landscaping (planning REF: 22/4305C).

Management and security of tenure

Most outdoor netball courts in Cheshire East are operated by education providers, with 55 courts falling under this management type. However, only 37 of these are available to the community.

Of the remaining courts, one is managed by the Council (at West Park), nine are managed by Everybody Health & Leisure (at Alsager Leisure Centre, Holmes Chapel Leisure Centre and Middlewich Leisure Centre) and the remaining two courts are managed by a community organisation (at Eric Swan Sports Ground).

Table 10.3: Courts by management type

Community use	Number of courts			
	Council	Education	Leisure Trust	Community Organisation
Available	1	37	9	2
Unavailable	-	18	-	-
Cheshire East	**1**	**55**	**9**	**2**

The outdoor courts at the following sites are currently used by the community for netball:

- Fallibroome Academy
- Holmes Chapel Leisure Centre
- Middlewich Leisure Centre
- Poynton High School
- Sandbach High School & Sixth Form College
- Shavington Academy
- Sir William Stanier School
- The King's School
- Tytherington High School

[38] Poynton Mitigation Strategy

However, from the responsive users, none have a long-term lease agreement in place for access the provision, with annual, monthly or weekly hire agreements instead in place. This means that only limited security of tenure is provided across Cheshire East.

Court type

All but eight of the outdoor netball courts in Cheshire East have a macadam surface, with 59 being of this type and 41 of these being available for community use. The estimated lifespan of a macadam court is ten years, depending on levels of use and maintenance levels.

The eight remaining courts have either an artificial surface (two courts) or a polymeric surface (six courts). The former are located at Eric Swan Sports Ground, whilst the latter is found at The King's School.

Sports lighting

Of the 67 outdoor netball courts currently provided in Cheshire East, 32 (48%) are serviced by sports lighting across nine sites. The sports-lit courts are located at:

- Brine Leas School
- Eric Swan Sports Ground
- Poynton High School
- Shavington Academy
- The King's School
- Congleton High School
- Fallibroome Academy
- Sandbach School
- Terra Nova School

Of these, 25 are available to the community, whist the remaining seven courts (across Brine Leas School and Terra Nova School) are unavailable, despite the presence of sports lighting.

An absence of sports lighting on courts is an issue nationwide, with England Netball's national database (updated in 2020) identifying that only 1,941 of 5,108 outdoor netball courts are with sports lighting throughout the Country (38%). Despite this being identified as problematic, the percentage is lower than that identified in Cheshire East, evidencing a healthier position for the Borough.

Over markings

Netball courts, particularly at school sites, are often overmarked, predominately by tennis courts but also on occasion by basketball and/or football courts. Provision such as this tends to receive higher levels of use which can be detrimental to quality over time, as well as potentially causing capacity issues when there is external netball demand.

In Cheshire East, 62 netball courts are overmarked compared to five that are dedicated for netball use. This represents a low number of standalone courts and can be attributed to most of the provision being located at schools where tennis markings are also often provided.

The standalone courts are provided at Black Firs County Primary, Congleton High School and Knutsford Academy (upper). Of these, only the courts at Knutsford Academy (upper) are available for community use.

Quality

The quality of netball courts has been informed through non-technical site assessments and consultation with providers to assign each court a rating of good, standard or poor. Key aspects informing the findings include surface quality, grip underfoot, line marking quality, evenness and evidence of inappropriate use (e.g., vandalism and/or littering). For the full assessment criteria, please refer to Appendix 2.

Of the courts in Cheshire East, six are assessed as good quality, 41 as standard quality and 20 as poor quality. Of those available to the community, six courts are good quality, 29 courts are standard quality and 12 courts are poor quality.

Table 10.4: Quality of all courts in Cheshire East

Community use	Quality		
	Good	Standard	Poor
Available	6	28	15
Unavailable	-	13	5
Total	**6**	**41**	**20**

The poor quality courts available for community use are found at:

- Alsager Leisure Centre
- Eric Swan Sports Ground
- Middlewich Leisure Centre
- Knutsford Academy (upper)
- Poynton High School

The poor quality courts unavailable for community use are identified at Eaton Bank Academy and Tytherington High School. Issues surrounding the poor quality courts include poor grip underfoot, evidence of moss and worn line markings.

The poor quality courts identified at Poynton High School are particularly problematic as these are used by the community. In addition, Alsager NC identifies that it would provision at Alsager Leisure Centre if quality improved.

In contrast, the good quality courts are found at The King's School, which offers six polymeric courts that are available for community use.

All remaining courts are assessed as standard quality.

Ancillary provision

Ancillary provision is generally considered to be problematic for community netball. Whilst most sites provide changing facilities and/or toilets, they are not specific for netball and are generally too far away from the courts to be realistically used. Moreover, given that most courts are located at schools, the facilities predominately service sports halls or grass pitches and are therefore not readily available or suited to netball court users. Access can then also be limited, even at sites that allow for community use as this may entail opening the main school buildings.

10.3: Demand

Demand for outdoor netball tends to come in two forms; league and club-based netball that consists of matches and training, and the various netball-based initiatives such as Back to Netball and walking netball. As such, there is significant activity across Cheshire East, as summarised via the following sub sections.

Club demand

There are 13 netball clubs based in Cheshire East. Across these, there are currently 1,274 playing members, representing significant demand. The table below provides a summary of this by club.

Table 10.5: Summary of club membership

Clubs	Analysis Area	Sub area	Current membership
Alsager NC	Central Area	Alsager	80
Blaze NC	-	-	10
Cheshire Stars NC	Central Area	Middlewich	117
Knutsford NC	North Area	Knutsford	82
Knutsford Juniors NC	North Area	Knutsford	84
Ladyhawkes NC	South Area	Crewe	121
Loppy Birds NC	-	-	10
Macclesfield NC	North Area	Macclesfield	288
Northern Netball	South Area	Crewe	51
Oaklands NC	-	-	26
Poynton NC	North	Poynton	93
Sandbach NC	Central	Sandbach	78
Wilmslow Lightening NC	North	Wilmslow	234
Cheshire East			**1,274**

As seen, the largest membership base is found at Macclesfield NC, which provides 288 members. At the other end of the scale, there are two one-team clubs, Blaze and Loppy Birds netball clubs, both with ten members.

The average membership across the clubs is 98.

In addition, it should be noted that Kingsway Power NC with 222 members is also affiliated to Cheshire East. However, the Club is based in Manchester, despite competing in the Cheshire Junior Netball League.

Three leagues cater for the majority of netball participation from the clubs, each with winter and summer iterations in operation. The leagues are:

- Cheshire Elite League
- Cheshire Junior Netball League (CJNL)
- South Cheshire Premier Netball League (SCPNL)

Each is further summarised below. However, as is explained, none of the leagues currently utilise outdoor courts, with only indoor activity instead taking place.

Cheshire Elite League

The Cheshire Elite League consists of 12 teams, playing its competitive matches from October to March. The League has recently been held via a central venue (as opposed to teams playing home and away and arranging their own venue) at Alderley Park, although a venue has not been chosen for the upcoming season as of yet.

All fixtures have been played indoors, meaning no outdoor courts have been utilised.

Cheshire Junior Netball League (CJNL)

The CJNL is run across five different venues within Cheshire East and outside of the Borough, all of which are indoor venues. The CJNL caters for 15 clubs, with teams ranging from under 11s to under 19s.
The venues used are:

- Hartford High School (Cheshire West & Chester)
- Kingsway Leisure Centre (Halton)
- Middlewich Leisure Centre
- The King's School
- Winsford Academy (Cheshire West & Chester)

South Cheshire Premier Netball League (SCPNL)

The SCPNL operates via a central venue format, with all competitive matches held at Crewe Lifestyle Centre. As such, all activity takes place via indoor provision.

The SCPNL accommodates competition across four nights a week, with three divisions accommodating 12-14 teams per division. As a central venue league, significant imported demand is identified from teams based outside of Cheshire East, travelling into the Borough to compete.

Club training

In addition to Cheshire East-based clubs playing within the league formats referenced above and using the associated sites, many also access sites for their training requirements. The table below identifies what has been uncovered from consultation and online research, although it should be noted that the large majority train via indoor facilities rather than outdoor courts as this negates weather issues.

Table 10.6: Summary of known club training demand

Club name	Site/s used for training	Comments
Alsager NC	Alsager Leisure Centre	Indoor courts used; outdoor courts not used due to poor quality.
Blaze NC	No training	-
Cheshire Stars Netball Club	Middlewich Leisure Centre	Indoor courts used; outdoor courts not used due to poor quality.
Knutsford Juniors NC	Knutsford Academy (upper)	Indoor courts used; outdoor courts not used due to poor quality.
Knutsford NC	Knutsford Academy (upper)	Indoor courts used; outdoor courts not used due to poor quality.
Ladyhawkes NC	Sir William Stanier School	Outdoor courts used.
Loopy Birds NC	No training	-

Club name	Site/s used for training	Comments
Macclesfield NC	Fallibroome Academy	Outdoor courts used.
	The King's School	
	Tytherington High School	
Northern Netball	Shavington Academy	Outdoor courts used.
Oaklands NC	Unknown	Unknown
Poynton NC	Poynton High School	Indoor courts used.
Sandbach NC	Sandbach High School & Sixth Form College	Indoor courts used.
Wilmslow Lightening NC	Wilmslow High School	Indoor courts used.

As seen, where known, outdoor courts at Sir William Sanier School, Fallibroome Academy, The King's School, Tytherington High School and Shavington Academy are currently accessed. All remaining clubs either use indoor provision or are not known to train.

Unaffiliated leagues

In addition to the club-based demand identified above, there are also commercial netball leagues operating in Cheshire East, with these catering for teams outside of the normal club environment on more of a casual/recreational basis. The leagues generally run all-year round (a new season begins as soon as the previous one ends) and, in addition to welcoming already established teams, individual players are also encouraged to sign up before being within a team that suits their ability.

Play Netball is seemingly the main provider locally, operating leagues at the following sites:

- Congleton Leisure Centre
- Crewe Lifestyle Centre
- Holmes Chapel Leisure Centre
- Macclesfield Leisure Centre
- Middlewich Leisure Centre
- Poynton High School
- Sandbach High School & Sixth Form College
- Wilmslow Leisure Centre

However, this activity takes place in the sports halls at the site rather than via the outdoor courts.

In addition, unofficial leagues are also operating at Fallibroome Academy and The King's School. However, these leagues are predominantly competed in a friendly manner, accommodating a more recreational form of the sport.

Back to Netball

Back to Netball is a scheme put into place by England Netball in 2010, with participation increasing ever since. Sessions are running weekly by qualified coaches across England with the aim of re-introducing female players over the age of 16 to the sport. In Cheshire East, several Back to Netball sessions are running, with the following sites currently accessed:

- Congleton Leisure Centre
- Holmes Chapel Leisure Centre
- Middlewich Leisure Centre
- Sandbach High School & Sixth Form College
- Crewe Lifestyle Centre
- Macclesfield Leisure Centre
- Poynton High School
- Wilmslow Leisure Centre

The majority of this demand is taking place via indoor provision.

Walking netball

Walking netball is a lower version of the sport, designed so that anyone can play regardless of age or fitness level. It can give those who are isolated an outlet, provide an activity for those who do not deem themselves fit enough and offer a stepping-stone for those looking for a pathway back into traditional netball.

Walking Netball sessions are hosted in Cheshire East at several sites:

- Congleton Leisure Centre
- Holmes Chapel Leisure Centre
- Middlewich Leisure Centre
- Sandbach High School & Sixth Form College
- Crewe Lifestyle Centre
- Macclesfield Leisure Centre
- Poynton High School
- Wilmslow Leisure Centre

The majority of this demand is also taking place via indoor provision.

Netball Now

Netball Now is a simple, straight forward way to play netball. It is not a competition led by rules or scores but rather a simple session where players can play a variety of positions and even have a go at umpiring.

Netball Now sessions are in operation in Cheshire East at:

- Congleton Leisure Centre
- Holmes Chapel Leisure Centre
- Middlewich Leisure Centre
- Sandbach High School & Sixth Form College
- Crewe Lifestyle Centre
- Macclesfield Leisure Centre
- Poynton High School
- Wilmslow Leisure Centre

Again, this demand is predominately catered for via indoor provision.

Bee Netball

A new initiative by England Netball, Bee Netball is a programme for children all about friendship, inclusion, fair play and teamwork.

In Cheshire East, Bee Netball is in operation at Alsager Leisure Centre via Alsager NC on Friday from 17:00 to 18:00 and at Middlewich Leisure Centre via Cheshire Stars NC on Tuesday from 17:00 to 18:00. This is via the sports halls at the sites.

Exported/imported demand

In addition to playing within Cheshire East-based leagues, many clubs otherwise located within the Borough export some demand to play within other league formats in neighbouring authorities. This includes the Epic Netball League in Cheshire West & Chester and the Warrington & District Netball League in Warrington.

Notwithstanding the above, due to the presence of leagues such as the CJNL and SCPNL, there is considered to be much higher levels of imported demand than there is exported. This is due to the popularity of the formats and the use of central venues within the Borough.

Clubs identified as importing demand into Cheshire East from neighbouring authorities such as Cheshire West & Chester, Hartford, Trafford and Winsford include the following:

- Barclays NC
- Cheshire Police
- Falcons NC
- Indigo NC
- Merge Netball
- Northwich Sapphires NC
- Panthers NC
- Witton Albion NC
- Bentley NC
- Didsbury NC
- Fusion NC
- Kingsway Power NC
- Northern Vipers NC
- N20 NC
- Ringwood NC
- Tigers NC

Latent/unmet demand

Sport England's Segmentation Tool enables analysis of the percentage of adults that would like to participate in netball but that 'are not currently doing so'. The tool identifies latent demand of 1,094 people within Cheshire East, which represents approximately 0.28% of the Borough's population compared to a national average of just over 0.2%. This therefore suggests that unmet demand is marginally higher in Cheshire East than what would otherwise be expected.

Notwithstanding the above, no responding clubs express any form of latent demand. This suggests that other barriers are preventing participation, or that most latent demand is being expressed outside of the club environment (at which point initiatives such as Back to Netball or commercial leagues are pivotal).

Future demand

Three responding clubs report aspirations to grow in the future. Alsager NC forecasts a growth of 20 members, Knutsford NC indicates a growth of five members, and Sandbach NC reports an expected growth of increase of 57 members.

In addition to club-based activity, it is hoped by England Netball that there will be an increase in the number of its initiatives held in Cheshire East and the demand for them. However, this is reliant on volunteers running and organising the sessions.

10.4: Supply and demand analysis

With the presence of the CJNL and SCPNL, as well as several large clubs and the presence of England Netball initiatives and commercial leagues, there is clearly a high level of demand for netball identified across Cheshire East. However, it is also clear that the large majority of activity is taking place via indoor facilities, which in most instances seems to be preferred, although it is also being impacted upon by quality at some sites.

Based on the above, the current supply of outdoor netball courts is likely to be sufficient in quantitative terms due to the large number of courts in place and the preference for indoor provision. However, improvements are needed to better meet what demand does exist and to ensure that the sport can continue to grow.

10.5: Conclusion

The current stock of netball courts requires investment and need to be better utilised in order to adequately accommodate the demand that exists. This can be achieved via securing tenure at key, well used sites, gaining access to a greater number of sites, especially where multiple courts are provided, improving quality, and through installing sports lighting where such provision would accommodate and attract greater levels of demand.

Netball – supply and demand summary

- There is a high level of demand for netball identified; however, it is also clear that most activity is taking place via indoor facilities, which in most instances seems to be preferred, although it is also being impacted upon by quality at some sites.
- The current supply of outdoor courts is sufficient in quantitative terms, although improvements to tenure, quality and access is needed to better meet what demand exists and to ensure that the sport can continue to grow.

Netball – supply summary

- There are 67 netball courts identified in Cheshire East across 22 sites, with 49 courts at 45 sites available for community use.
- There are also three netball courts that are now considered disused, with these located at Wilmslow High School.
- 55 courts are operated by education providers, with one managed by the Council, nine by a leisure trust and two by a community organisation.
- A total of nine sites are reported as being in use for netball activity across the Borough; however, no long-term security of tenure is provided at any of the venues.
- All but eight of the outdoor netball courts have a macadam surface (two are artificial and six are polymeric).
- Only 32 courts (48%) are serviced by sports lighting, although this represents a higher number than the national rate.
- 62 netball courts are overmarked (e.g., by tennis courts) compared to only five that are dedicated for netball use (standalone).
- Of the courts, six are assessed as good quality, 41 as standard quality and 20 as poor quality, with all the good quality courts available to the community as well as 28 standard quality courts and 15 poor quality courts.

Netball – demand summary

- There are 13 netball clubs based in Cheshire East, with these collectively catering for 1,274 members and mostly competing in the Cheshire Elite, Cheshire Junior and South Cheshire Premier netball leagues.
- The Cheshire Elite League consists of 12 teams and has recently been held via a central venue at Alderley Park.
- The Cheshire Junior Netball League uses five venues within Cheshire East and outside of the Borough, although these are all indoor venues.
- The South Cheshire Premier Netball League operates via a central venue format at Crewe Lifestyle Centre but uses indoor provision.
- Outdoor courts at Fallibroome Academy, The King's School, Tytherington High School, Shavington Academy and Sir William Stanier School are used to host club training activity.
- Play Netball runs unaffiliated leagues in the Borough across eight venues; however, no outdoor provision is currently utilised.
- Back to Netball, Netball Now, Bee Netball and Walking Netball are collectively in operation across eight school and leisure centre sites, predominately via indoor courts.
- Some demand is exported to league formats in neighbouring authorities, such as the Epic Netball League in Cheshire West & Chester and the Warrington & District Netball League in Warrington.
- A high proportion of demand is imported, with this identified from 16 clubs.
- Alsager, Knutsford and Sandbach netball clubs report growth aspirations equating to 20, five and 57 members, respectively.
- No clubs report any unmet or latent demand.

PART 11: BOWLS

11.1: Introduction

Outdoor bowls in Cheshire East is played on crown greens (as opposed to flat greens), with a typical season running in the Summer from May until October. The British Crown Green Bowling Association (BCGBA) is the NGB with overall responsibility for ensuring effective governance of the sport.

As bowls was not included in the previous study, an exact comparison to previous levels of supply and demand cannot be presented.

Consultation

There are 59 bowls clubs identified as currently using outdoor greens in Cheshire East. Of these, 26 responded to consultation requests, equating to a response rate of 44%. A low response rate can be common when it comes to bowls, with around half responding therefore representing a relatively typical level, especially when accounting for the large number of clubs.

Table 11.1: Summary of consultation

Name of club	Analysis Area	Sub area	Responded?
Alderley Union BC	North	Wilmslow	Yes
Alderley & District Probus BC	North	Wilmslow	Yes
Alsager Institute BC	Central	Alsager	Yes
Audlem BC	South	Nantwich	No
Barony Park BC	South	Nantwich	No
Bollington BC	North	Macclesfield	Yes
Bunbury BC	South	Nantwich	Yes
Chelford BC	North	Knutsford	No
Congleton Coronation BC	Central	Congleton	No
Congleton Park BC	Central	Congleton	Yes
Coppenhall Methodist BC	South	Crewe	No
Cranford BC	North	Knutsford	No
Crewe BC	South	Crewe	No
Cross Town BC	North	Knutsford	No
Dean Row W.I BC	North	Wilmslow	No
Fun to Bowl BC	South	Crewe	No
Good Companions BC	Central	Holmes Chapel	No
Goostrey BC	Central	Holmes Chapel	No
Haslington BC	South	Crewe	No
High Legh BC	North	Knutsford	Yes
Kerridge BC	North	Macclesfield	No
Knutsford BC	North	Knutsford	Yes
Limes BC	Central	Sandbach	Yes
Macclesfield Crown Green BC	North	Macclesfield	No
Marriott House BC	Central	Sandbach	Yes
Mere BC	North	Knutsford	No
Middlewich BC	Central	Middlewich	No
Middlewich RBL	Central	Middlewich	No
Mobberley VH Memorial BC	North	Knutsford	Yes

Name of club	Analysis Area	Sub area	Responded?
Mottram BC	North	Poynton	Yes
Nantwich Park Road BC	South	Nantwich	Yes
Packhorse BC	North	Macclesfield	Yes
Parkside BC	North	Macclesfield	No
Post Office BC	South	Crewe	Yes
Poynton Sports BC	North	Poynton	No
Poynton WMC BC	North	Poynton	Yes
Prestbury BC	North	Poynton	Yes
Railway BC	Central	Congleton	Yes
Ram's Head BC	North	Poynton	Yes
Rode Heath BC	Central	Alsager	No
Sandbach & District U3A BC	Central	Sandbach	No
Sandbach Methodist Church BC	Central	Sandbach	No
Sandbach Park BC	Central	Sandbach	Yes
Sandbach Park Veterans BC	Central	Sandbach	No
Sandbach Park Probus BC	Central	Sandbach	Yes
Shavington BC	South	Crewe	Yes
South Park Ladies BC	North	Macclesfield	Yes
The Swettenham BC	Central	Holmes Chapel	No
Victoria BC	Central	Holmes Chapel	No
Victoria Park BC	North	Macclesfield	Yes
Waggon & Horses BC	North	Wilmslow	No
West Park U3A BC	North	Macclesfield	No
West Park Veterans BC	North	Macclesfield	No
Willaston BC	South	Crewe	No
Wilmslow BC	North	Wilmslow	Yes
Wilmslow Conservative BC	North	Wilmslow	No
Wilmslow Grove Sports & Social Club	North	Wilmslow	No
Wilmslow U3A BC	North	Wilmslow	Yes
Wistaston MH BC	South	Crewe	No

11.2: Supply

There are currently 63 bowling greens in Cheshire East provided across 60 sites, with all of the greens available for community use. Most are located in the North Analysis Area, which has 32 (51%), whilst the South Analysis Area accommodates 17 (27%) greens. The fewest number of greens are provided in the Central Analysis Area, with 14 (22%).

Table 11.2: Summary of the number of greens by analysis area

Analysis area	Sub areas	No. of greens
North	Knutsford	10
	Macclesfield	10
	Poynton	6
	Wilmslow	6
	Total	**32**
Central	Alsager	2
	Congleton	3
	Holmes Chapel	4

Analysis area	Sub areas	No. of greens
	Middlewich	2
	Sandbach	3
	Total	**14**
South	Crewe	12
	Nantwich	5
	Total	**17**
	Cheshire East	**63**

Figure 11.1 below shows the location of all bowling greens currently servicing Cheshire East. For a key to the map, see Table 11.3 overleaf.

Figure 11.1: Location of bowling greens in Cheshire East

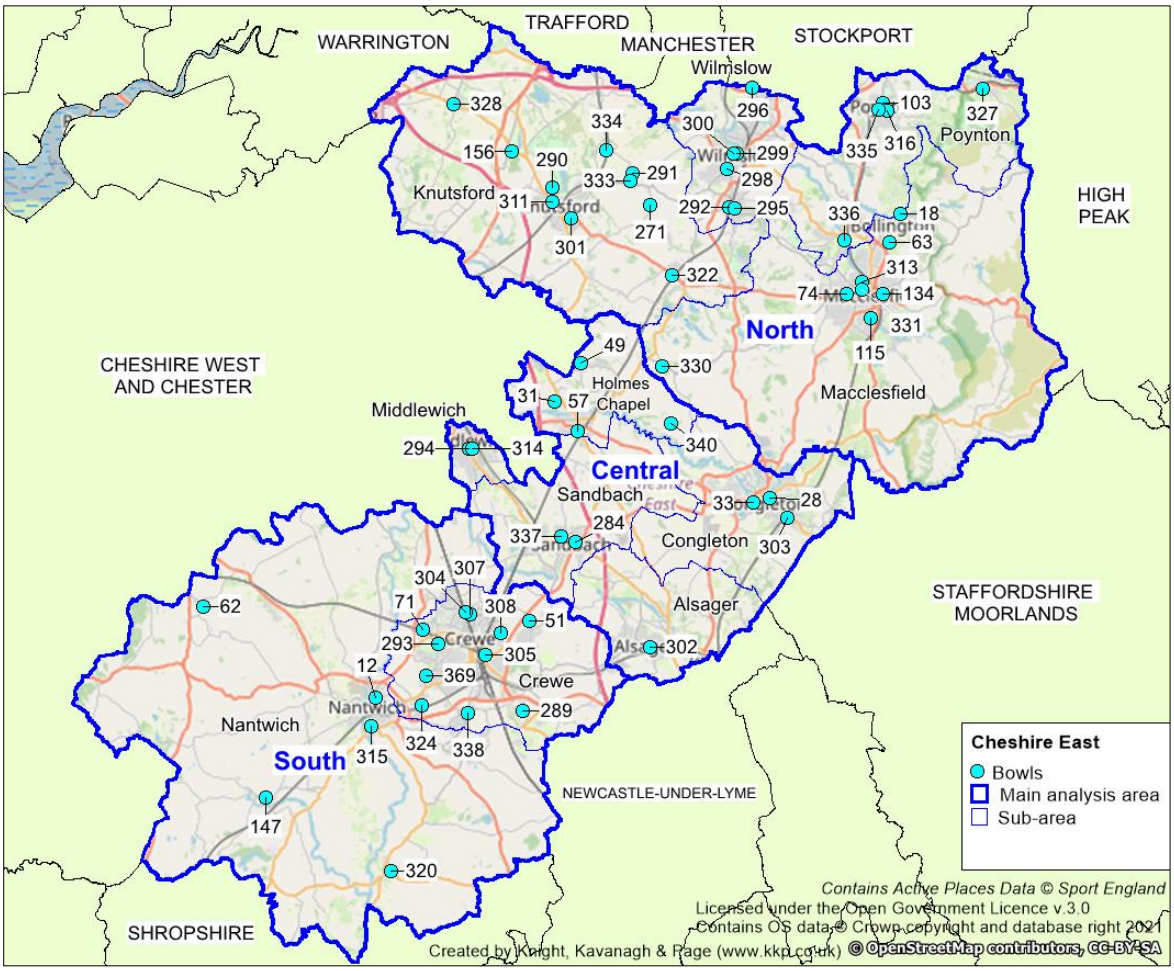


Table 11.3: Key to map

Site ID	Site	Postcode	Analysis area	Sub area	Club user/s	No. of greens
12	Barony Sports Complex	CW5 5QY	South	Nantwich	Barony Park BC	1
18	Bollington Recreation Ground	SK10 5JT	North	Macclesfield	Bollington BC	1
28	Congleton Park	CW12 1JG	Central	Congleton	Congleton Park BC	1
31	Club at Cranage Hall	CW4 8EW	Central	Holmes Chapel	Good Companions BC	1
33	Congleton Sports & Social Club	CW12 4DG	Central	Congleton	Congleton Coronation BC	1
49	Goostrey Playing Fields	CW4 8NB	Central	Holmes Chapel	Goostrey BC	1
51	Haslington Cricket Club	CW1 5SE	South	Crewe	Haslington BC	1
57	Holmes Chapel Cricket Club	CW4 7BE	Central	Holmes Chapel	Victoria BC	1
62	Bunbury Playing Field	CW6 9QP	South	Nantwich	Bunbury BC	1
63	Kerridge Cricket Club	SK10 5AH	North	Macclesfield	Kerridge BC	1
71	Legends Health & Leisure Centre	CW2 8WD	South	Crewe	-	2
74	Macclesfield Cricket Club	SK10 3JE	North	Macclesfield	Macclesfield Crown Green BC	1
103	Poynton Sports Club	SK12 1AG	North	Poynton	Poynton Sports BC	1
115	South Park	SK11 7RG	North	Macclesfield	South Park Ladies BC	2
134	Victoria Park	SK10 1GA	North	Macclesfield	Victoria Park BC	1
147	Wrenbury Recreation Ground	CW5 8EW	South	Nantwich	-	1
156	Mere Cricket Club	WA16 0TD	North	Knutsford	Mere BC	1
271	Clare's Space Boutique Health Club	WA16 7RN	North	Knutsford	-	1
284a	Sandbach Park (top green)	CW11 1FJ	Central	Sandbach	Limes BC; Sandbach & District U3A BC; Sandbach Park BC; Sandbach Park Veterans BC;	2
284b	Sandbach Park (bottom green)	CW11 1FJ	Central	Sandbach	Limes BC; Marriot House Veterans BC; Sandbach & District U3A BC; Sandbach Methodist Church BC Sandbach Probus BC	
289	The White Lion	CW2 5NA	South	Crewe	-	1

Site ID	Site	Postcode	Analysis area	Sub area	Club user/s	No. of greens
290	Knutsford Bowling Club	WA16 6SL	North	Knutsford	Knutsford BC	1
291	The Church Inn	WA16 7RD	North	Knutsford	-	1
292	Alderley Edge Park	SK9 7UY	North	Wilmslow	Alderley & District Probus BC; Dean Row W.I BC; Wilmslow U3A BC	1
293	Queen's Park	CW2 7SE	South	Crewe	Fun to Bowl BC	1
294	The Royal British Legion Bowling Green	CW10 9AS	Central	Middlewich	Middlewich RBL	1
295	Alderley Edge Union Club	SK9 7NL	North	Wilmslow	Alderley Union BC	1
296	Waggon & Horses Bowling Green	SK9 3JZ	North	Wilmslow	Waggon & Horses BC	1
298	Wilmslow Bowling Club	SK9 6JA	North	Wilmslow	Wilmslow BC	1
299	Wilmslow Royal British Legion Club	SK9 5EG	North	Wilmslow	Wilmslow Grove Sports & Social Club	1
300	Wilmslow Conservative Club	SK9 5EG	North	Wilmslow	Wilmslow Conservative BC	1
301	Cross Town Bowling & Social Club	WA16 8LY	North	Knutsford	Cross Town BC	1
302	Alsager Bowling & Recreation Club	ST7 2NA	Central	Alsager	Alsager Institute BC	1
303	The Railway Bowling Club	CW12 3JS	Central	Congleton	Railway BC	1
304	Coppenhall Working Men's Club	CW1 4NJ	South	Crewe	Coppenhall Methodist BC	1
305	Crewe Bowling Club	CW1 6ED	South	Crewe	Crewe BC	1
307	North Street Methodist Bowling Club	CW1 4JJ	South	Crewe	-	1
308	Sydney Post Office Club	CW1 5LU	South	Crewe	Post Office BC	1
311	Manchester Road Bowling Green	WA16 0GJ	North	Knutsford	Cranford BC	1
313	Packhorse Bowling & Social Club	SK10 3AT	North	Macclesfield	Packhorse BC	1
314	Brooks Lane Bowling Green	CW10 0JG	Central	Middlewich	Middlewich BC	1
315	Park Road Bowling Club	CW5 7AH	South	Nantwich	Nantwich Park Road BC	1
316	Poynton Workmen's Club	SK12 1RG	North	Poynton	Poynton WMC BC	1
320	Audlem & District Bowls Club	CW3 0HH	South	Nantwich	Audlem BC	1
322	Dixon Court	SK11 9AX	North	Knutsford	Chelford BC	1
324	Willaston Social Club	CW5 6RQ	South	Crewe	Willaston BC	1

Site ID	Site	Postcode	Analysis area	Sub area	Club user/s	No. of greens
327	Rams Head Bowling Green	SK12 2AE	North	Poynton	Ram's Head BC	1
328	High Legh Bowls Club	WA16 6LR	North	Knutsford	High Legh BC	1
330	Lower Withington Village Hall	SK11 9DX	North	Macclesfield	-	1
331	West Park	SK10 3BJ	North	Macclesfield	West Park U3A BC; West Park Veterans BC	1
333	Mobberley Victory Hall	WA16 7JD	North	Knutsford	Mobberley Victory Hall BC	1
334	Railway Inn	WA16 6LA	North	Knutsford	-	1
335	Poynton Legion Club	SK12 1JY	North	Poynton	-	1
336	Prestbury Bowls Club	SK10 4XP	North	Poynton	Prestbury BC	1
337	Limes Bowling Green	CW11 1DA	Central	Sandbach	-	1
338	Shavington Social Club	CW2 5DL	South	Crewe	Shavington BC	1
340	Swettenham Club	CW12 2LA	Central	Holmes Chapel	The Swettenham BC	1
369	Wistaston Jubilee Tennis Club	CW2 8EZ	South	Crewe	Wistaston MH BC	1
371	Mottram Village Hall	SK10 4QP	North	Poynton	Mottram BC	1
373	Rode Heath Bowling Club	ST7 3SB	Central	Alsager	Rode Heath BC	1
375	Parkside Bowls Club	SK10 3JE	North	Macclesfield	Parkside BC	1

Disused provision

In addition to the greens above, there are also seven disused greens that are provided across the same number of sites. These are summarised in the following table. In most cases, the bowling greens mentioned have stopped formally being maintained for bowls and are now receiving basic levels of maintenance as open green spaces.

Table 11.4: Disused bowling greens sites within Cheshire East

Site ID	Site	Postcode	Analysis area	Sub area	No. of disused greens	Comments
309	The Hop Pole	CW2 7RQ	South	Crewe	1	Area where green used to be is now a seating area.
310	Brook Street Bowling Green	WA16 8EB	North	Knutsford	1	Area where green used to be is now a seating area.
319	Traveller's Rest	CW6 9JA	South	Nantwich	1	No longer formally maintained.
325	Bombardier Bowling Club	CW1 2RP	South	Crewe	1	No longer formally maintained, out of use since 2007.
327	Rams Head	SK12 2AE	North	Poynton	1	One green no longer maintained. Site still offers one green.
329	Knutsford Masonic Hall	WA16 9BQ	North	Knutsford	1	No longer formally maintained, out of use since 2005.
341	Cotton Arms	CW5 8HG	South	Nantwich	1	No longer formally maintained, overgrown.

In addition, there are two sites (Coated Papers Bowling Green and North Ward Club) which previously contained one bowling green each that have now been built on.

Ownership/management

Details around the ownership and management arrangements for clubs which responded to consultation requests are provided in the table below. As seen, where such arrangements are known, eight clubs own their green, four have some form of lease arrangement in place and the remaining 21 rent their greens.

Table 11.5: Ownership/management arrangements for bowling clubs in Cheshire East

Site ID	Site name	Name of club	Ownership/ management details	Security of tenure?
12	Barony Sports Complex	Barony Park BC	Rent from Everybody Leisure	Secure
18	Bollington Recreation Ground	Bollington BC	Rent From ANSA (owned by Cheshire East Council)	Secure
28	Congleton Park	Congleton Park BC	Rent from Cheshire East Council	Secure
31	Club at Cranage Hall	Good Companions BC	*Unknown*	-

Site ID	Site name	Name of club	Ownership/ management details	Security of tenure?
33	Congleton Sports & Social Club	Congleton Coronation BC	*Unknown*	-
49	Goostrey Playing Fields	Goostrey BC	Rent From Cheshire East Council	Secure
51	Haslington Cricket Club	Haslington BC	*Unknown*	-
57	Holmes Chapel Cricket Club	Victoria BC	*Unknown*	-
62	Bunbury Playing Fields	Bunbury BC	Rent from Bunbury Parish Council	Secure
63	Kerridge Cricket Club	Kerridge BC	*Unknown*	-
74	Macclesfield Cricket Club	Macclesfield Crown Green BC	*Unknown*	-
103	Poynton Sports Club	Poynton Sports BC	*Unknown*	-
115	South Park	South Park Ladies BC	Rent from Cheshire East Council	Secure
134	Victoria Park	Victoria Park BC	Rent From ANSA (owned by Cheshire East Council)	Secure
156	Mere Cricket Club	Mere BC	*Unknown*	-
284a	Sandbach Park (top green)	Limes BC; Sandbach & District U3A BC; Sandbach Park BC; Sandbach Park Veterans BC;	Rent From ANSA (owned by Cheshire East Council)	Secure
284b	Sandbach Park (bottom green)	Limes BC; Marriot House Veterans BC; Sandbach & District U3A BC; Sandbach Methodist Church BC; Sandbach Probus BC	Rent From ANSA (owned by Cheshire East Council)	Secure
290	Knutsford Bowling Club	Knutsford BC	Lease from Monkton Properties (expires 2073)	Secure
292	Alderley Edge Park	Alderley & District Probus BC; Dean Row W.I BC; Wilmslow U3A BC	Rent from Cheshire East Council	Secure
293	Queen's Park	Fun to Bowl BC	Rent from Cheshire East Council	Secure
294	The Royal British Legion Bowling Green	Middlewich RBL	*Unknown*	-
295	Alderley Edge Union Park	Alderley Union BC	Freehold	Secure
296	Waggon & Horses Bowling Green	Waggon & Horses BC	Lease from Greene King (expires in 2028)	Unsecure
298	Wilmslow Bowling Club	Wilmslow BC	Freehold	Secure

Site ID	Site name	Name of club	Ownership/ management details	Security of tenure?
299	Wilmslow Royal British Legion Club Ltd	Wilmslow Grove Sports & Social Club	*Unknown*	-
300	Wilmslow Conservative Club	Wilmslow Conservative BC	*Unknown*	-
301	Cross Town Bowling & Social Club	Cross Town BC	*Unknown*	-
302	Alsager Bowling & Recreation Club	Alsager Institute BC	Rent from Cheshire East Council	Secure
303	The Railway Bowling Club	Railway BC	Freehold	Secure
304	Coppenhall Working Men's Club	Coppenhall Methodist BC	*Unknown*	-
305	Crewe Bowling Club	Crewe BC	*Unknown*	-
308	Sydney Post Office Club	Post Office BC	Freehold	Secure
311	Manchester Road Bowling Green	Cranford BC	*Unknown*	-
313	Packhorse Bowling & Social Club	Packhorse BC	Freehold	Secure
314	Brooks Lane Bowling Green	Middlewich BC	*Unknown*	-
315	Park Road Bowling Club	Nantwich Park Road BC	Freehold	Secure
316	Poynton Workmen's Club	Poynton WMC BC	Freehold	Secure
320	Audlem & District Bowls Club	Audlem BC	*Unknown*	-
322	Dixon Court	Chelford BC	*Unknown*	-
324	Willaston Social Club	Willaston BC	*Unknown*	-
327	Rams Head Bowling Green	Rams Head BC	*Unknown*[39]	-
328	High Legh Bowls Club	High Legh BC	Lease from High Legh Parish Council (expires 2039)	Unsecure
331	West Park BC	West Park U3A BC; West Park Veterans BC	Rent from Cheshire East Council	Secure
333	Mobberley Victory Hall	Mobberley Victory Hall Memorial BC	Rent from Mobberley Parish Council	Secure
336	Prestbury Bowls Club	Prestbury BC	Lease from Prestbury Parish Council (expires 2058)	Secure
338	Shavington Social Club	Shavington BC	Freehold	Secure
340	Swettenham Club	The Swettenham BC	*Unknown*	-
369	Wistaston Jubilee Tennis Club	Wistaston MH BC	*Unknown*	-
371	Mottram Village Hall	Mottram BC	Rent from Trust	Unsecure
373	Rode Heath Bowling Club	Rode Heath BC	*Unknown*	-

[39] The Club are currently in negotiations for a lease agreement with Mitchell & Butler (owners of The Rams Head).

Site ID	Site name	Name of club	Ownership/ management details	Security of tenure?
375	Parkside Bowls Club	Parkside BC	Rent from Cheshire East Council	Secure

Limes BC, normally situated at Limes Bowling Green, is temporarily operating across both greens at Sandbach Park due to a recent fire at the site of its usual home green (Limes Bowling Green).

Where rental agreements are in place, no security of tenure is provided, unless the site is operated by the Council (or Everybody Leisure or ANSA), in which case long-term access is considered guaranteed as part of its commitment to provide a leisure offering. A lack of security of tenure is especially the case at private sites such as public houses which can easily prevent future access beyond current arrangements.

Clubs with lease agreements are considered to have greater security of tenure. Generally, clubs require at least 25 years on lease arrangements in order to secure funding for site improvements; such lease agreements are in place at Knutsford Bowling Club and Prestbury Bowling Club.

Sports lighting

Bowling greens that are serviced by sports lighting can enable increased usage, especially during evenings outside of summer months. In Cheshire East, 35 greens are serviced by sports lighting at the following sites:

- Alderley Edge Union Club
- Barony Sports Complex
- Clare's Space Boutique Health Club
- Congleton Sports & Social Club
- Cross Town Bowling & Social Club
- Goostrey Playing Fields
- High Legh Bowls Club
- Kerridge Cricket Club
- Lime Bowling Green
- Mere Cricket Club
- North Street Methodist Bowling Club
- Park Road Bowling Club
- Poynton Sports Club
- Rams Head Bowling Green
- Swettenham Club
- The White Lion
- Wilmslow Conservative Club
- Audlem & District Bowls Club
- Bunbury Playing Field
- Club at Cranage Hall
- Crewe Bowling Club
- Dixon Court
- Haslington Cricket Club Ltd
- Holmes Chapel Cricket Club
- Legends Health & Leisure Centre (x2)
- Mobberley Victory Hall
- Packhorse Bowling & Social Club
- Poynton Legion Club
- Poynton Workmen's Club
- Sandbach Park (x2)
- The Railway Bowling Club
- Waggon & Horses Bowling Green
- Wrenbury Recreation Ground

Greens with sports lighting are relatively rare across the Country. As such, the level of supply in Cheshire East is comparatively very high, with 56% of the provision accompanied by lighting.

From consultation, no additional clubs report aspirations to construct sports lighting at their home ground.

Quality

The quality of bowling greens across Cheshire East has been assessed via a combination of site visits (using non-technical assessments) and user consultation to reach and apply an agreed rating as follows:

- Good
- Standard
- Poor

For bowling greens, the non-technical assessment considers several attributes of the site including the surrounding hard surfaces to the green, disability access, evenness, grass coverage and signs off unofficial use. For further detail regarding the criteria, please see Appendix 2.

Across Cheshire East, 51 greens are assessed as good quality (81%), 12 as standard quality (19%) and none assessed as poor quality.

Table 11.6: Summary of bowling green quality

Site ID	Site	Analysis area	Sub area	No. of greens	Quality
12	Barony Sports Complex	South	Nantwich	1	Good
18	Bollington Recreation Ground	North	Macclesfield	1	Good
28	Congleton Park	Central	Congleton	1	Standard
31	Club at Cranage Hall	Central	Holmes Chapel	1	Good
33	Congleton Sports & Social Club	Central	Congleton	1	Good
49	Goostrey Playing Fields	Central	Holmes Chapel	1	Good
51	Haslington Cricket Club Ltd	South	Crewe	1	Good
57	Holmes Chapel Cricket Club	Central	Holmes Chapel	1	Good
62	Bunbury Playing Field	South	Nantwich	1	Good
63	Kerridge Cricket Club	North	Macclesfield	1	Good
71	Legends Health & Leisure Centre	South	Crewe	2	Standard
74	Macclesfield Cricket Club	North	Macclesfield	1	Good
103	Poynton Sports Club	North	Poynton	1	Good
115	South Park	North	Macclesfield	2	Good
134	Victoria Park	North	Macclesfield	1	Good
147	Wrenbury Recreation Ground	South	Nantwich	1	Good
156	Mere Cricket Club	North	Knutsford	1	Good
271	Clare's Space Boutique Health Club	North	Knutsford	1	Good
284a	Sandbach Park (top green)	Central	Sandbach	1	Good
284b	Sandbach Park (bottom green)	Central	Sandbach	1	Good
289	The White Lion	South	Crewe	1	Good
290	Knutsford Bowling Club	North	Knutsford	1	Standard
291	The Church Inn	North	Knutsford	1	Standard
292	Alderley Edge Park	North	Wilmslow	1	Standard
293	Queen's Park	South	Crewe	1	Good
294	The Royal British Legion Bowling Green	Central	Middlewich	1	Standard
295	Alderley Edge Union Park	North	Wilmslow	1	Good
296	Waggon & Horses Bowling Green	North	Wilmslow	1	Good
298	Wilmslow Bowling Club	North	Wilmslow	1	Good

Site ID	Site	Analysis area	Sub area	No. of greens	Quality
299	Wilmslow Royal British Legion Club Ltd	North	Wilmslow	1	Good
300	Wilmslow Conservative Club	North	Wilmslow	1	Good
301	Cross Town Bowling & Social Club	North	Knutsford	1	Good
302	Alsager Bowling & Recreation Club	Central	Alsager	1	Good
303	The Railway Bowling Club	Central	Congleton	1	Good
304	Coppenhall Working Men's Club	South	Crewe	1	Standard
305	Crewe Bowling Club	South	Crewe	1	Good
307	North Street Methodist Bowling Club	South	Crewe	1	Good
308	Sydney Post Office Club	South	Crewe	1	Standard
311	Manchester Road Bowling Green	North	Knutsford	1	Good
313	Packhorse Bowling & Social Club	North	Macclesfield	1	Good
314	Brooks Lane Bowling Green	Central	Middlewich	1	Good
315	Park Road Bowling Club	South	Nantwich	1	Good
316	Poynton Workmen's Club	North	Poynton	1	Good
320	Audlem & District Bowls Club	South	Nantwich	1	Good
322	Dixon Court	North	Knutsford	1	Good
324	Willaston Social Club	South	Crewe	1	Standard
327	Rams Head Bowling Green	North	Poynton	1	Good
328	High Legh Bowls Club	North	Knutsford	1	Good
330	Lower Withington Village Hall	North	Macclesfield	1	Good
331	West Park	North	Macclesfield	1	Good
333	Mobberley Victory Hall	North	Knutsford	1	Good
334	Railway Inn	North	Knutsford	1	Good
335	Poynton Legion Club	North	Poynton	1	Good
336	Prestbury Bowls Club	North	Poynton	1	Good
337	Limes Bowling Green	Central	Sandbach	1	Good
338	Shavington Social Club	South	Crewe	1	Standard
340	Swettenham Club	Central	Holmes Chapel	1	Standard
369	Wistaston Jubilee Tennis Club	South	Crewe	1	Good
371	Mottram Village Hall	North	Poynton	1	Good
373	Rode Heath Bowling Club	Central	Alsager	1	Good
375	Parkside Bowls Club	North	Macclesfield	1	Good

As seen in the table above, the standard quality greens are found at:

- Alderley Edge Park
- Knutsford Bowling Club
- Mottram Village Hall
- Swettenham Club
- The Church Inn
- Willaston Social Club
- Coppenhall Working Men's Club
- Legends Health & Leisure Centre
- Shavington Social Club
- Sydney Post Office Club
- The Royal British Legion Bowling Green

The greens above display some signs of wear and tear, as well as areas of poor grass coverage, although no significant issues are identified.

Of responding clubs, ten report that quality has improved over the last 12 months, with most of these stating that this is due to improved and/or increased maintenance. This relates to the following clubs:

- Bollington BC
- Poynton WMC BC
- Railway BC
- South Park Ladies BC
- Wilmslow BC
- Knutsford BC
- Prestbury BC
- Rams Head BC
- Waggon & Horses BC
- Wilmslow U3A BC

Of the greens used by these clubs, eight are assessed as good quality, with the remaining two (servicing Knutsford BC and Wilmslow U3A BC) assessed as standard. This therefore correlates with the improvements, with none being assessed as poor.

Contrastingly, three clubs report that quality has worsened recently, with these being High Legh BC, Limes BC and Sandbach Park BC. High Legh BC describes reduced grass coverage, whilst Limes and Sandbach Park bowling clubs both report excessive grass length at Sandbach Park.

Ancillary provision

Most clubs have access to some form of clubhouse/pavilion on site or through an adjoining public house, although the quality of these ranges from purpose-built, good quality brick pavilions to basic wooden huts and shelters. It is therefore important to recognise the importance of ancillary provision to bowling clubs as, if the facilities onsite are of suitable quantity/quality and meet players' needs, this can help sustain and grow membership levels. This is also acknowledged by the BCGBA as it offers potential grants for clubs looking to make ancillary facility improvements.

The table below identifies the quality of ancillary provision at community available bowling greens within Cheshire East. Overall, 21 sites are accompanied by good quality facilities, 27 have standard quality provision and seven sites are categorised as having poor quality provision.

An additional four sites do not provide any ancillary provision. These are Alderley Edge Park, Congleton Park, Limes Bowling Green and Victoria Park.

Table 11.7: Summary of ancillary quality

Site ID	Site name	Club	Quality of ancillary provision
12	Barony Sports Complex	Barony Park BC	Standard
18	Bollington Recreation Ground	Bollington BC	Standard
28	Congleton Park	Congleton Park BC	N/A
31	Club at Cranage Hall	Good Companions BC	Good
33	Congleton Sports & Social Club	Congleton Coronation BC	Standard
49	Goostrey Playing Fields	Goostrey BC	Good
51	Haslington Cricket Club Ltd	Haslington BC	Standard
57	Holmes Chapel Cricket Club	Victoria BC	Standard
62	Bunbury Playing Field	Bunbury BC	Standard
63	Kerridge Cricket Club	Kerridge BC	Standard
71	Legends Health & Leisure Centre	-	Good

Site ID	Site name	Club	Quality of ancillary provision
74	Macclesfield Cricket Club	Macclesfield Crown Green BC	Poor
103	Poynton Sports Club	Poynton Sports BC	Poor
115	South Park	South Park Ladies BC	Standard
134	Victoria Park	Victoria Park BC	N/A
147	Wrenbury Recreation Ground	-	Poor
156	Mere Cricket Club	Mere BC	Poor
271	Clare's Space Boutique Health Club	-	Good
284a	Sandbach Park (top green)	Limes BC; Sandbach & District U3A BC; Sandbach Park BC; Sandbach Park Veterans BC;	Standard
284b	Sandbach Park (bottom green)	Limes BC; Marriot House Veterans BC; Sandbach & District U3A BC; Sandbach Methodist Church BC; Sandbach Probus BC	Standard
289	The White Lion	-	Good
290	Knutsford Bowling Club	Knutsford BC	Standard
291	The Church Inn	-	Good
292	Alderley Edge Park	Alderley & District Probus BC; Dean Row W.I BC; Wilmslow U3A BC	N/A
293	Queen's Park	Fun to Bowl BC	Good
294	The Royal British Legion Bowling Green	Middlewich RBL	Good
295	Alderley Edge Union Club	Alderley Union BC	Standard
296	Waggon & Horses Bowling Green	Waggon & Horses BC	Good
298	Wilmslow Bowling Club	Wilmslow BC	Good
299	Wilmslow Royal British Legion Club Ltd	Wilmslow Grove Sports & Social Club	Standard
300	Wilmslow Conservative Club	Wilmslow Conservative BC	Standard
301	Cross Town Bowling & Social Club	Cross Town BC	Good
302	Alsager Bowling & Recreation Club	Alsager Institute BC	Good
303	The Railway Bowling Club	Railway BC	Standard
304	Coppenhall Working Men's Club	Coppenhall Methodist BC	Standard
305	Crewe Bowling Club	Crewe BC	Good
307	North Street Methodist Bowling Club	-	Standard
308	Sydney Post Office Club	Post Office BC	Standard
311	Manchester Road Bowling Green	Cranford BC	Good
313	Packhorse Bowling & Social Club	Packhorse BC	Good
314	Brooks Lane Bowling Green	Middlewich BC	Poor
315	Park Road Bowling Club	Nantwich Park Road BC	Good
316	Poynton Workmen's Club	Poynton WMC BC	Standard
320	Audlem & District Bowls Club	Audlem BC	Good
322	Dixon Court	Chelford BC	Poor
324	Willaston Social Club	Willaston BC	Standard
327	Rams Head Bowling Green	Rams Head BC	Good

Site ID	Site name	Club	Quality of ancillary provision
328	High Legh Bowls Club	High Legh BC	Good
330	Lower Withington Village Hall	-	Standard
331	West Park	West Park U3A BC; West Park Veterans BC	Good
333	Mobberley Victory Hall	Mobberley Victory Hall Memorial BC	Standard
334	Railway Inn	-	Standard
335	Poynton Legion Club	-	Standard
336	Prestbury Bowls Club	Prestbury BC	Poor
337	Limes Bowling Green	-	N/A[40]
338	Shavington Social Club	Shavington BC	Standard
340	Swettenham Club	The Swettenham BC	Good
369	Wistaston Jubilee Tennis Club	Wistaston MH BC	Standard
371	Mottram Village Hall	Mottram BC	Standard
373	Rode Heath Bowling Club	Rode Heath BC	Standard
375	Parkside Bowls Club	Parkside BC	Poor

In terms of consultation, just Prestbury BC states that it is serviced with poor quality ancillary facilities, whilst all remaining clubs report that they have good or standard quality provision. In addition, across Cheshire East, several clubs have plans/aspirations to improve their provision. This includes the following nine clubs:

- Knutsford BC
- Mobberley Victory Hall Memorial BC
- Poynton WMC
- Ram's Head BC
- Wilmslow BC
- Marriot House Veterans BC
- Packhorse BC
- Railway BC
- Shavington BC

Of these, Knutsford BC reports that it has secured funding to refurbish the pavilion at Knutsford Bowling Club, whereas the remaining clubs listed state that they are yet to secure funding for their respective development aspirations. The table below summarises bowling clubs' aspirational development plans.

Table 11.8: Summary of clubs' ancillary development plans

Club	Comments
Knutsford BC	Pavilion refurbishment
Marriot House Veterans BC	Provide disabled toilet provision
Mobberley Victory Hall Memorial BC	Improve the green and surrounding area
Packhorse BC	New pavilion and improve the green's surrounding area
Poynton WMC BC	New shelter for spectators
Railway BC	Car park refurbishment and extension
Rams Head BC	Toilet provision refurbishment
Shavington BC	Improve the green's surrounding area and purchase additional equipment for new members
Wilmslow BC	Kitchen and toilet provision refurbishment

[40] Recent fire at the site; Limes BC have temporarily moved to Sandbach Park.

11.3: Demand

There are currently ten leagues known to be running within Cheshire East. These are the following:

- Alderley Edge & District Bowling League
- Crewe & Nantwich Bowling League
- Knutsford Bowling League
- Macclesfield Bowling League
- Mid Cheshire Bowling League
- Congleton & District Bowling League
- Holmes Chapel Bowling League
- Knutsford Friday Bowling League
- Macclesfield Veterans Bowling League
- Sandbach & District Bowling League

Each league operates with numerous divisions, with most matches tending to take place on Monday, Wednesday, Thursday and Friday.

There are 59 clubs using bowling greens in Cheshire East. Membership, where known (26 clubs), equates to 1,928 members, made up of 1,189 senior men, 722 senior women and 17 juniors. The average club membership is 74.

Membership numbers are summarised in the table below, by club.

Table 11.9: Summary of club membership

Club name	Analysis area	Sub area	Members			Total
			Men	Women	Juniors	
Alderley Union BC	North	Wilmslow	41	17	-	**58**
Alderley & District Probus BC	North	Wilmslow	12	-	-	**12**
Alsager Institute BC	Central	Alsager	94	72	1	**167**
Audlem BC	South	Nantwich	*Unknown*			
Barony Park BC	South	Nantwich	*Unknown*			
Bollington BC	North	Macclesfield	25	3	-	**28**
Bunbury BC	South	Nantwich	30	15	-	**45**
Chelford BC	North	Knutsford	*Unknown*			
Congleton Coronation BC	Central	Congleton	*Unknown*			
Congleton Park BC	Central	Congleton	45	7	-	**52**
Coppenhall Methodist BC	South	Crewe	*Unknown*			
Cranford BC	North	Knutsford	*Unknown*			
Crewe BC	South	Crewe	*Unknown*			
Cross Town BC	North	Knutsford	*Unknown*			
Dean Row W.I BC	North	Wilmslow	*Unknown*			
Fun to Bowl BC	South	Crewe	*Unknown*			
Good Companions BC	Central	Holmes Chapel	*Unknown*			
Goostrey BC	Central	Holmes Chapel	*Unknown*			
Haslington BC	South	Crewe	*Unknown*			
High Legh BC	North	Knutsford	94	61	-	**155**
Kerridge BC	North	Macclesfield	*Unknown*			
Knutsford BC	North	Knutsford	51	46	-	**97**
Limes BC	Central	Sandbach	33	9	-	**42**

Club name	Analysis area	Sub area	Members			Total
			Men	Women	Juniors	
Macclesfield Crown Green BC	North	Macclesfield	*Unknown*			
Marriot House Veterans BC	Central	Sandbach	33	20	-	**53**
Mere BC	North	Knutsford	*Unknown*			
Middlewich BC	Central	Middlewich	*Unknown*			
Middlewich RBL	Central	Middlewich	*Unknown*			
Mobberley Victory Hall Memorial BC	North	Knutsford	40	20	-	**60**
Mottram BC	North	Poynton	34	34	-	**68**
Nantwich Park Road BC	South	Nantwich	68	37	1	**106**
Packhorse BC	North	Macclesfield	75	23	-	**98**
Parkside BC	North	Macclesfield	*Unknown*			
Post Office BC	South	Crewe	100	100	-	**200**
Poynton Sports BC	North	Poynton	*Unknown*			
Poynton WMC BC	North	Poynton	65	56	-	**121**
Prestbury BC	North	Poynton	44	44	-	**88**
Railway BC	Central	Congleton	53	9	1	**63**
Rams Head BC	North	Poynton	70	31	-	**101**
Rode Heath BC	Central	Alsager	*Unknown*			
Sandbach & District U3A BC	Central	Sandbach	*Unknown*			
Sandbach Methodist Church BC	Central	Sandbach	*Unknown*			
Sandbach Park BC	Central	Sandbach	48	7	12	**67**
Sandbach Park Veterans BC	Central	Sandbach	*Unknown*			
Sandbach Probus BC	Central	Sandbach	16	2	-	**18**
Shavington BC	South	Crewe	*Not declared*			
South Park Ladies BC	North	Macclesfield	-	21	-	**21**
The Swettenham BC	Central	Holmes Chapel	*Unknown*			
Victoria BC	Central	Holmes Chapel	*Unknown*			
Victoria Park BC	North	Macclesfield	*Unknown*			
Waggon & Horses BC	North	Wilmslow	40	25	-	**65**
West Park U3A BC	North	Macclesfield	*Unknown*			
West Park Veterans BC	North	Macclesfield	*Unknown*			
Willaston BC	South	Crewe	*Unknown*			
Wilmslow BC	North	Wilmslow	74	45	2	**121**
Wilmslow Conservative BC	North	Wilmslow	*Unknown*			
Wilmslow Grove Sports & Social Club	North	Wilmslow	*Unknown*			

Club name	Analysis area	Sub area	Members			Total
			Men	Women	Juniors	
Wilmslow U3A BC	North	Wilmslow	7	18	-	**25**
Wistaston MH BC	South	Crewe	*Unknown*			
Total (where known)			**1,189**	**722**	**17**	**1,928**

The largest clubs with known membership levels are Alsager Institute BC (167 members), High Legh BC (155 members), Poynton WMC (121 members), Wilmslow BC (121 members) and Rams Head BC (101 members). In comparison, the smallest clubs are Alderley & District Probus Club (12 members), Sandbach Probus Club (18 members), South Park Ladies BC (21 members) and Wilmslow U3A (25 members).

Participation trends

Nine clubs report that senior demand has increased over the previous three years, whilst five clubs report a decrease in senior demand (the remaining clubs indicate no change). In addition, Knutsford BC and Railway BC both report a decrease in junior demand, whereas the remaining responding clubs report no change (meaning no clubs report an increase).

Table 11.10: Summary of club participation trends

Senior membership over the past five years		
Increased	**Decreased**	**Stayed the same**
Alderley Union BC	Bunbury BC	Bollington BC
Alsager Institute BC	Knutsford BC	Congleton Park BC
High Legh BC	Limes BC	Mobberley VH Memorial BC
Poynton WMC	Prestbury BC	Mottram BC
Sandbach Park BC	Waggon & Horses BC	Nantwich Park Road BC
Shavington Club		Packhorse BC
South Park Ladies BC		Post Office BC
Wilmslow BC		Ram's Head BC
Wilmslow U3A		Sandbach Park Probus Club
		Sandbach U3A (Marriott House BC)

Due to the nature of the bowls as a sport, it is important that clubs with static membership continuously attract new members to replace existing users.

Additional demand

Four clubs report that their greens are available for pay and play, in addition for use by members. These clubs are:

- Knutsford BC (Knutsford Bowling Club)
- Packhorse BC (Packhorse Bowling & Social Club)
- Railway BC (The Railway Bowling Club)
- Shavington BC (Shavington Social Club)

Notwithstanding the above, none of the clubs report significant uptake and all state that most pay and play users tend to be accompanied by members.

For the remaining clubs, the most prominent reason for pay and play not being offered is that there is no one on site at required times to manage the process. There is also a perceived lack of demand to make it financially viable.

Play Bowls

Play Bowls is a new product designed to assist clubs in attracting more casual, pay and play users. Clubs are able to sign up to the scheme, with booking slots for access then secured and paid for via the Play Bowls website. The aim is for this to help greens become more accessible whilst making it easy for clubs to evolve and manage the demand from the casual audience.

Latent/unmet demand

Sport England's Segmentation Tool enables analysis of 'the percentage of adults that would like to participate in bowls but 'are not currently doing so'. The tool identifies latent demand amounting to 644 people in Cheshire East, which equates to just over 0.02% of the population. This is slightly higher than the national average (just over 0.01%).

In addition to the above, both Marriot House Veterans BC (Central Analysis Area) and Wilmslow U3A BC (North Analysis Area) report that their existing membership levels cannot be accommodated on the current level of provision available to them. Both report having a waiting list to join, which therefore represents unmet demand. Furthermore, both clubs share their respective greens with more than one additional club, highlighting capacity struggles.

All remaining clubs report no capacity issues.

Future demand

Using ONS projections, the number of persons aged 65 and over is likely to significantly increase for the period up to 2030. Due to this age band being the most likely to play bowls, demand for greens could increase, although exactly to what extent is unclear.

In addition, the BCGBA is actively working to negate the stereotype that bowls is a sport is for the older generation. As such, it is taking active steps at both county and national level to encourage younger players to participate.

Of responding clubs in Cheshire East, 11 quantify future demand aspirations, with this equating to an overall potential growth of 162 members (140 senior and 22 junior). This is summarised in the following table.

Table 11.11: Summary of future demand

Club name	Future demand (members)		Total
	Senior	Junior	
Alsager Institute BC	5	-	**5**
High Legh BC	30	10	**40**
Knutsford BC	10	-	**10**
Mobberley Victory Hall Memorial BC	16	5	**21**
Packhorse BC	10	5	**15**
Prestbury BC	10	-	**10**
Railway BC	12	-	**12**
Rams Head BC	20	-	**20**
Sandbach Park BC	2	2	**4**

Club name	Future demand (members)		Total
	Senior	Junior	
South Park Ladies BC	10	-	**10**
Wilmslow U3A	15	-	**15**
Total	**140**	**22**	**162**

Furthermore, Alderley Union BC, Bollington BC, Bunbury BC, Nantwich Park Road BC, Mottram BC and Shavington BC also indicate growth aspirations but do not quantify such future demand.

11.4: Capacity analysis

The capacity of a bowling green is very much dependent on the leagues and the day that they operate (most matches tend to take place on Monday, Wednesday, Thursday and Friday evening). A green may have no spare capacity on an afternoon or evening when a popular league operates but may be unused for the rest of the week. However, in many cases, greens are used during morning and afternoons by club members who bowl socially, with access a potential issue during peak times if membership is particularly high.

The BCGBA does not have any specific guidance on bowling green capacity, stating that it can vary from site-to-site and from club-to-club. However, it states that any green used by at least 20 members is generally considered to be sustainable, whilst any green operating with a membership of over 80 may need additional resource to ensure that it is meeting the required level of demand. It is also agreed that capacity should be assessed on a site-by-site and club-by-club basis as the club-orientated nature of the sport means that demand cannot and does not easily transfer.

Based on the above, capacity ratings for bowling greens in Cheshire East is classified as follows:

Within capacity range	Membership ensures green is sustainable without capacity issues
At capacity range	Membership is at the capacity limit of the green
Outside capacity range	Membership is below or above the recommended capacity range

Following this, the table below highlights the level of usage each green receives, taking into account both current and expressed future demand.

Table 11.12: Supply and demand balance of bowling greens in Cheshire East

Site ID	Site	Analysis area	Sub area	Club user/s	No. of greens	Capacity threshold	Current membership	Future membership
12	Barony Sports Complex	South	Nantwich	Barony Park BC	1	20-80	*Unknown*	*Unknown*
18	Bollington Recreation Ground	North	Macclesfield	Bollington BC	1	20-80	28	28
28	Congleton Park	Central	Congleton	Congleton Park BC	1	20-80	52	52
31	Club at Cranage Hall	Central	Holmes Chapel	Good Companions BC	1	20-80	*Unknown*	*Unknown*
33	Congleton Sports & Social Club	Central	Congleton	Congleton Coronation BC	1	20-80	*Unknown*	*Unknown*
49	Goostrey Playing Fields	Central	Holmes Chapel	Goostrey BC	1	20-80	*Unknown*	*Unknown*
51	Haslington Cricket Club	South	Crewe	Haslington BC	1	20-80	*Unknown*	*Unknown*
57	Holmes Chapel Cricket Club	Central	Holmes Chapel	Victoria BC	1	20-80	*Unknown*	*Unknown*
62	Bunbury Playing Field	South	Nantwich	Bunbury BC	1	20-80	45	45
63	Kerridge Cricket Club	North	Macclesfield	Kerridge BC	1	20-80	*Unknown*	*Unknown*
71	Legends Health & Leisure Centre	South	Crewe	-	2	40-160	-	-
74	Macclesfield Cricket Club	North	Macclesfield	Macclesfield Crown Green BC	1	20-80	*Unknown*	*Unknown*
103	Poynton Sports Club	North	Poynton	Poynton Sports BC	1	20-80	*Unknown*	*Unknown*
115	South Park	North	Macclesfield	South Park Ladies BC	2	40-160	21	31
134	Victoria Park	North	Macclesfield	Victoria Park BC	1	20-80	*Unknown*	*Unknown*
147	Wrenbury Recreation Ground	South	Nantwich	-	1	20-80	-	-
156	Mere Cricket Club	North	Knutsford	Mere BC	1	20-80	*Unknown*	*Unknown*
271	Clare's Space Boutique Health Club	North	Knutsford	-	1	20-80	-	-
284a	Sandbach Park (top green)	Central	Sandbach	Limes BC; Sandbach & District U3A BC; Sandbach Park BC; Sandbach Park Veterans BC;	1	20-80	88	92

Site ID	Site	Analysis area	Sub area	Club user/s	No. of greens	Capacity threshold	Current membership	Future membership
284b	Sandbach Park (bottom green)	Central	Sandbach	Limes BC; Marriot House Veterans BC; Sandbach & District U3A BC; Sandbach Methodist Church BC; Sandbach Probus BC	1	20-80	92	92
289	The White Lion	South	Crewe	-	1	20-80	-	-
290	Knutsford Bowling Club	North	Knutsford	Knutsford BC	1	20-80	97	107
291	The Church Inn	North	Knutsford	-	1	20-80	-	-
292	Alderley Edge Park	North	Wilmslow	Alderley & District Probus BC; Dean Row W.I BC; Wilmslow U3A BC	1	20-80	37	52
293	Queen's Park	South	Crewe	Fun to Bowl BC	1	20-80	*Unknown*	*Unknown*
294	The Royal British Legion Bowling Green	Central	Middlewich	Middlewich RBL	1	20-80	*Unknown*	*Unknown*
295	Alderley Edge Union Club	North	Wilmslow	Alderley Union BC	1	20-80	58	58
296	Waggon & Horses Bowling Green	North	Wilmslow	Waggon & Horses BC	1	20-80	65	65
298	Wilmslow Bowling Club	North	Wilmslow	Wilmslow BC	1	20-80	121	121
299	Wilmslow Royal British Legion Club	North	Wilmslow	Wilmslow Grove Sports & Social Club	1	20-80	*Unknown*	*Unknown*
300	Wilmslow Conservative Club	North	Wilmslow	Wilmslow Conservative BC	1	20-80	*Unknown*	*Unknown*
301	Cross Town Bowling & Social Club	North	Knutsford	Cross Town BC	1	20-80	*Unknown*	*Unknown*
302	Alsager Bowling & Recreation Club	Central	Alsager	Alsager Institute BC	1	20-80	167	172
303	The Railway Bowling Club	Central	Congleton	Railway BC	1	20-80	63	75
304	Coppenhall Working Men's Club	South	Crewe	Coppenhall Methodist BC	1	20-80	*Unknown*	*Unknown*
305	Crewe Bowling Club	South	Crewe	Crewe BC	1	20-80	*Unknown*	*Unknown*

Site ID	Site	Analysis area	Sub area	Club user/s	No. of greens	Capacity threshold	Current membership	Future membership
307	North Street Methodist Bowling Club	South	Crewe	-	1	20-80	-	-
308	Sydney Post Office Club	South	Crewe	Post Office BC	1	20-80	200	200
311	Manchester Road Bowling Green	North	Knutsford	Cranford BC	1	20-80	*Unknown*	*Unknown*
313	Packhorse Bowling & Social Club	North	Macclesfield	Packhorse BC	1	20-80	98	113
314	Brooks Lane Bowling Green	Central	Middlewich	Middlewich BC	1	20-80	*Unknown*	*Unknown*
315	Park Road Bowling Club	South	Nantwich	Nantwich Park Road BC	1	20-80	106	106
316	Poynton Workmen's Club	North	Poynton	Poynton WMC BC	1	20-80	121	121
320	Audlem & District Bowls Club	South	Nantwich	Audlem BC	1	20-80	-	-
322	Dixon Court	North	Knutsford	Chelford BC	1	20-80	*Unknown*	*Unknown*
324	Willaston Social Club	South	Crewe	Willaston BC	1	20-80	*Unknown*	*Unknown*
327	Rams Head Bowling Green	North	Poynton	Rams Head BC	1	20-80	101	121
328	High Legh Bowls Club	North	Knutsford	High Legh BC	1	20-80	155	195
330	Lower Withington Village Hall	North	Macclesfield	-	1	20-80	-	-
331	West Park	North	Macclesfield	West Park U3A BC; West Park Veterans BC	1	20-80	*Unknown*	*Unknown*
333	Mobberley Victory Hall	North	Knutsford	Mobberley Victory Memorial BC	1	20-80	60	81
334	Railway Inn	North	Knutsford	-	1	20-80	-	-
335	Poynton Legion Club	North	Poynton	-	1	20-80	-	-
336	Prestbury Bowls Club	North	Poynton	Prestbury BC	1	20-80	88	98
337	Limes Bowling Green	Central	Sandbach	-	1	20-80	-	-
338	Shavington Social Club	South	Crewe	Shavington BC	1	20-80	*Unknown*	*Unknown*
340	Swettenham Club	Central	Holmes Chapel	The Swettenham BC	1	20-80	*Unknown*	*Unknown*
369	Wistaston Jubilee Tennis Club	South	Crewe	Wistaston MH BC	1	20-80	*Unknown*	*Unknown*
371	Mottram Village Hall	North	Poynton	Mottram BC	1	20-80	68	68
373	Rode Heath Bowling Club	Central	Alsager	Rode Heath BC	1	20-80	*Unknown*	*Unknown*
375	Parkside Bowls Club	North	Macclesfield	Parkside BC	1	20-80	*Unknown*	*Unknown*

11.5: Supply and demand analysis

Ten greens are currently operating above the capacity limit, with these being:

- Alsager Bowling & Recreation Club
- Knutsford Bowling Club
- High Legh Bowls Club
- Packhorse Bowling & Social Club
- Poynton Workmen's Club
- Prestbury Bowls Club
- Rams Head Bowling Green
- Sandbach Park (x2)
- Wilmslow Bowling Club

In addition, when accounting for future demand, the green at Mobberley Victory Hall is forecast to also exceed its capacity limit due to aspirations expressed by Mobberley Victory Memorial BC. All remaining greens are considered to have spare capacity for growth, or existing membership levels are unknown.

Notwithstanding the above, of the affected clubs, only Marriot House Veterans BC, based at Sandbach Park, reports an existing capacity issue (due to sharing the green with other clubs). The remaining clubs each suggest that both current and future demand can be accommodated via their existing provision. In addition, capacity issues at Sandbach Park should be relieved to some extent when Limes BC returns to its usual home site (Limes Bowling Green).

Wilmslow U3A also identifies capacity issues via unmet demand. However, it is unclear as to why this is the case based on its current demand levels, with ample capacity seemingly remaining at Alderley Edge Park.

At the other end of the scale, the two greens located at South Park are the only greens in Cheshire East that currently operating below the recommended capacity range, accommodating approximately 21 members. Subsequently, South Park Ladies BC may require support to ensure that it can remain sustainable, with avenues needing to be explored to increase membership levels.

There are also 11 greens that do not currently have clubs assigned to them. The future requirement and sustainability of these is therefore questionable.

11.6: Conclusion

There are some capacity pressures on bowling greens in Cheshire East; however, only two affected clubs report capacity issues (Marriot House Veterans BC & Wilmslow U3A). All remaining greens either have sufficient capacity to meet both current and future demand, or club users state that they do. As such, overall supply is considered sufficient to meet requirements, especially when factoring in the presence of some unused greens, although focus should be placed on oversubscribed sites to ensure this remains the case.

Whilst no provision shortfalls are identified, it is also clear that most of the supply requires protection to ensure that demand can continue to be accommodated. Of greens that are in use, all receive relatively high levels of demand, with the only exception found at South Park. As a result, it is considered that no in-use greens can be lost.

Bowls – supply and demand summary

- Ten greens are currently operating above the capacity limit, whilst Mobberley Victory Hall is also forecast to have a shortfall when factoring in future demand.
- At the other end of the scale, the two greens located at South Park are the only greens in Cheshire East that currently operating below the recommended capacity range, although there are also 11 greens without a club assigned to them.
- Whilst there are clearly some capacity pressures, only two affected club reports any issues, suggesting that overall supply is considered sufficient to meet demand.
- Whilst no shortfalls are identified, it is also clear that most of the supply requires protection to ensure that demand can continue to be accommodated, meaning no in-use greens can be lost.

Bowls – supply summary

- There are 63 crown green bowls greens in Cheshire East provided across 60 sites.
- There are also seven disused greens identified at The Hop Pole, Brook Street, Travellers Rest, Bombardier Bowling Club, Rams Head, Knutsford Masonic Hall and Cotton Arms.
- Congleton Park, High Legh, Limes, Mottram, South Park Ladies and Waggon Horses bowls clubs all express unsecure tenure for use of their greens.
- 35 greens are serviced by sports lighting, which represents a significantly large amount.
- Across the Borough, 51 greens are assessed as good quality and 12 as standard quality (none are poor).
- Greens at Macclesfield Cricket Club, Wrenbury Recreation Ground, Mere Cricket Club, Brooks Lane and Dixon Court are serviced by poor quality ancillary facilities.
- Nine clubs have aspirations to improve their ancillary provision.

Bowls – demand summary

- There are 59 clubs using bowling greens in Cheshire East, with membership, where known, totalling 1,928 members and equating to 1,189 senior men, 722 senior women and 17 juniors.
- In contrast to a national trend of declining membership, nine clubs state that membership has increase in recent years, whilst only five identify a decrease.
- Four clubs state that their greens are available for pay and play, although take up is seemingly low.
- Marriot House Veterans BC and Wilmslow U3A BC report that their existing membership levels cannot be accommodated on the current level of provision available to them (unmet demand).
- 10 clubs quantify future demand aspirations collectively totalling 157 members (135 senior and 22 junior).

PART 12: ARCHERY

12.1: Introduction

Archery GB is the NGB for the sport of archery in England. It is responsible for all levels of archery within the UK from grassroots to performance level. There are several disciplines of archery including target archery, indoor archery, field and 3D archery, paralympic archery, flight archery and run archery.

Target archery, which is the discipline of shooting arrows at circular targets at a fixed distance, is the most widely known due to its inclusion on the programme of the Olympic Games, Paralympic Games and World Games. Para archery is one of the sports with the most similarity to its able-bodied counterpart and disabled archers can compete in both the Olympics and Paralympics as long as they meet the qualification criteria. Para archers may use their assistive devices to level the playing field against their able-bodied competitors.

Field archery is the discipline of shooting at stationary circular targets of different sizes set at varying distances, heights and angles around a course of natural terrain. 3D archery is the discipline of shooting at stationary foam targets in the shapes of different animals set at varying distances, heights and angles around a course.

The Archery GB rules of shooting includes clear guidelines on range layout, which includes the standards to be met depending on the distance being shot and/or the bow being used. The range guidelines also include overshoot and side safety areas to account for arrows that may go beyond the targets (either missing or deflections).

In addition, Archery GB has a range assessment process for any range that does not meet the Rules of Shooting compliance to ensure required standards are met and followed at all times. Dispensations are only given where safety expectations can be successfully met.

Archery is a sport participated in all-year round; outdoor activity takes place between April and October, whilst during the winter indoor facilities are used.

Consultation

There are three affiliated archery clubs within Cheshire East known as Alsager Company of Archers, Greenbank Company of Archers and North Cheshire Bowmen. Of these, Alsager Company of Archers did not respond to consultation requests, whilst North Cheshire Bowmen and Greenbank Company of Archers did.

12.2: Supply

There is one dedicated outdoor archery range identified within Cheshire East, situated in south Nantwich. The venue is operated by commercial operators National Archery; however, it is important to note that the facility is not affiliated to Archery GB.

In addition, the three affiliated clubs in the Borough also access registered outdoor facilities. Alsager Company of Archers uses Cranberry Academy (in Alsager), Greenbank Company of Archers uses an area off Parkers Road (in Crewe), and North Cheshire Bowmen uses Knutsford Sports Club.

Greenbank Company of Archers highlights that the area off Parkers Road gets muddy and boggy following inclement weather as it is provided on marshland, with this particularly affecting disabled archers in wheelchairs. Furthermore, the area was previously due to be impacted upon by HS2 plans, although this is no longer the case. The Club operates at the site via a 30-year lease with the Council.

12.3: Demand

The three archery clubs in Cheshire East are summarised below.

Alsager Company of Archers

Alsager Company of Archers currently consists of 98 (five juniors) members, operating at Cranberry Academy. The Club has access to the playing field at the site Monday to Friday from 17:30 until dusk, as well as all day on Saturday and Sunday. In addition, the Club also uses an indoor facility at The Quinta Academy (in Alsager) on Tuesday and Friday evenings from 19:00 to 21:00, as well as on Sunday afternoons from 12:30 to 14:30.

In addition, in recent years, the Club has established a junior division, using the indoor facility at St Mary's Church Hall on Saturday mornings from 10:00 to 12:00.

The Club provides beginner courses for newcomers looking to learn the sport; however, due to such a high demand, it currently has a waiting list of around 40 people.

Greenbank Company of Archers

Greenbank Company of Archers consists of 86 members (nine juniors), primarily focusing on offering beginner courses to newcomers, providing a four-week training course as well as individual taster sessions. The Club is based in north Crewe off of Parkers Road, holding evening sessions twice a week and a session on Sunday mornings.

During the winter months, the Club also utilises an indoor facility at St Thomas More Catholic High School (also in Crewe).

North Cheshire Bowmen

North Cheshire Bowmen consists of 150 members, ten of which are junior members. The Club trains and competes at Knutsford Sports Club, utilising the outfield of the site's cricket square for its sessions. Furthermore, the Club also accesses an indoor facility at the aforementioned site. The Club holds sessions Monday to Friday from 19:00 till dusk as well as on Sunday mornings.

The Club also offers beginner courses to newcomers and cites that such programmes have been very successful, leading to an average of ten additional members derived from each course.

The Club expresses an aspiration to access a larger field than it does at Knutsford Sports Club. It states that this will enable it to participate in clout archery and crossbow provision.

Additional demand

National Archery operates the dedicated archery range in south Nantwich, offering community access via one-hour sessions. These are available to hire on a commercial basis.

Latent/unmet demand

Waiting lists at archery clubs is common nationally. In part, this is due to the sport having rules for beginner courses and safety requirements in line with the Rules of Shooting, with membership often limited by the number of instructors available and the size of the sites being used.

In Cheshire East, as previously referenced, unmet demand is identified at Alsager Company of Archers, whereby the Club currently has a waiting list of 40 people. No other club expresses latent or unmet demand.

In addition, Sport England's Market Segmentation Tool enables analysis of 'the percentage of adults that would like to participate in Archery but are not currently doing so'. The tool identifies latent demand of 403 people who would like to participate in the sport within Cheshire East.

Future demand

North Cheshire Bowmen identifies that it plans to continue increasing membership by around 10 members per year. It ties this into recent growth from its beginner courses. In addition, Greenbank Company of Archers reports it aspires to grow its membership but does not quantify as much.

Notwithstanding the above, Archery GB identifies that it would expect future growth aspirations to be higher as this would better reflect the national picture and recent trends.

12.4: Supply and demand analysis

It is considered that there is currently insufficient provision to adequately cater for the archery demand identified. This is due to capacity pressures existing at Alsager Company of Archers, whereby a resolution is required to meet the unmet/latent demand identified, and because North Cheshire Bowmen requires a larger grass area in order to help it enhance its offering.

Greenbank Company of Archery is seemingly being adequately provided for, particularly given that it is no longer to be impacted upon by HS2 plans.

Conclusion

A resolution is required to better meet demand from both Alsager Company of Archers and North Cheshire Bowmen.

Archery - supply and demand summary

- It is considered that there is currently insufficient provision to adequately cater for archery demand due to capacity pressures existing at Alsager Company of Archers and because North Cheshire Bowmen requires a larger grass area
- Greenbank Company of Archery is seemingly being adequately provided for, particularly given that it is no longer to be impacted upon by HS2 plans.

Archery - supply summary

- There is one dedicated outdoor archery range identified within Cheshire East, situated in Nantwich and operated by commercial operators National Archery.
- The site is not affiliated to Archery GB.
- In addition, Alsager Company of Archers uses Cranberry Academy (in Alsager), Greenbank Company of Archers uses an area off Parkers Road (in Crewe), and North Cheshire Bowmen uses Knutsford Sports Club.
- The site used by Greenbank Company of Archers was previously subject to HS2 plans, although this is no longer the case.
- Alsager Company of Archers also uses indoor provision at both The Quinta Academy and St Mary's Church Hall, whilst Greenbank Company of Archers does likewise at St Thomas More Catholic High School.

Archery – demand summary

- Alsager Company of Archers currently consists of 98 members and provides beginner courses for newcomers looking to learn the sport.
- Greenbank Company of Archers is a Club which primarily focuses on offering beginner courses to newcomers, providing a four-week training course as well as individual taster sessions.
- North Cheshire Bowmen consists of 150 members (including ten juniors) and also offer beginner courses.
- The dedicated archery range in Nantwich offers community access via one-hour sessions and is also available to hire on a commercial basis.
- Unmet demand is identified at Alsager Company of Archers, whereby the Club currently has a waiting list of 40 people.
- North Cheshire Bowmen has demand to access a larger field than that provided at Knutsford Sports Club so that it can increase its activity.
- North Cheshire Bowmen identifies that it plans to continue increasing membership by around 10 members per year, tying this into recent growth from its beginner courses.
- Archery GB identifies that it would expect future growth to be high as this would reflect the national picture and recent trends.

PART 13: GOLF

13.1: Introduction

Golf is the fifth largest participation sport in England, with around 730,000 members belonging to one of 1,800 affiliated clubs and a further two million people playing independently outside of club membership. There are an estimated 3,000 golf courses across the Country, with approximately 90 designated as Sites of Special Scientific Interest because apart from the intensively managed trees and greens they have other habitats with high wildlife value. Many other courses also exist within designated Heritage Coast sites, Areas of Outstanding Natural Beauty, or listed Historic Parklands.

Nationally, the sport is governed by England Golf. Its role includes providing competitions for players of all ages and abilities, identifying and developing the most talented golfers, maintaining a uniform system of handicapping, administering and applying the rules, and introducing new golfers via its initiatives such as 'Get into Golf'.

Consultation

This section was informed via consultation with England Golf, which provided information relating to all facilities and clubs within Cheshire East.

13.2: Supply

There are three different types of golf facilities recognised by Sport England and governed by England Golf, as defined in the table below. Facilities such as pitch and putt courses and miniature/crazy golf courses not included as these are not considered to be traditional formats of the game and are not comparable offerings.

Table 13.1: Definitions of golf facilities

Facility type	Description
Standard	A standard par course, with a minimum of 9 holes but normally associated with 18-hole courses; many 9-hole courses have different tee boxes which allow the provision to be played as an 18-hole course. Some courses provide 27 holes, with any two loops of 9-holes played to make up an 18-hole round.
Par 3	Shorter length of holes than a standard course, with no hole longer than Par 3. Most likely to be a 9-hole course although 18-hole offerings do exist. Does not include pitch and putt courses, which are even shorter offerings and are not considered to be a traditional version of the sport.
Driving Range	Includes covered and uncovered driving range bays but not practice areas within golf courses; ranges are based on the hiring of balls, with users not required to retrieve, whereas practice areas are generally for members to use with their own balls (although a growing number have dispensers). Does not include 'entertainment' ranges or virtual offerings, although some driving ranges have expanded to also provide these features.

Within Cheshire East, there are 24 golf venues that provide facilities conforming with the above definitions, as identified in Figure 13.1 and Table 13.2 overleaf.

Figure 13.1: Location of golf courses in Cheshire East

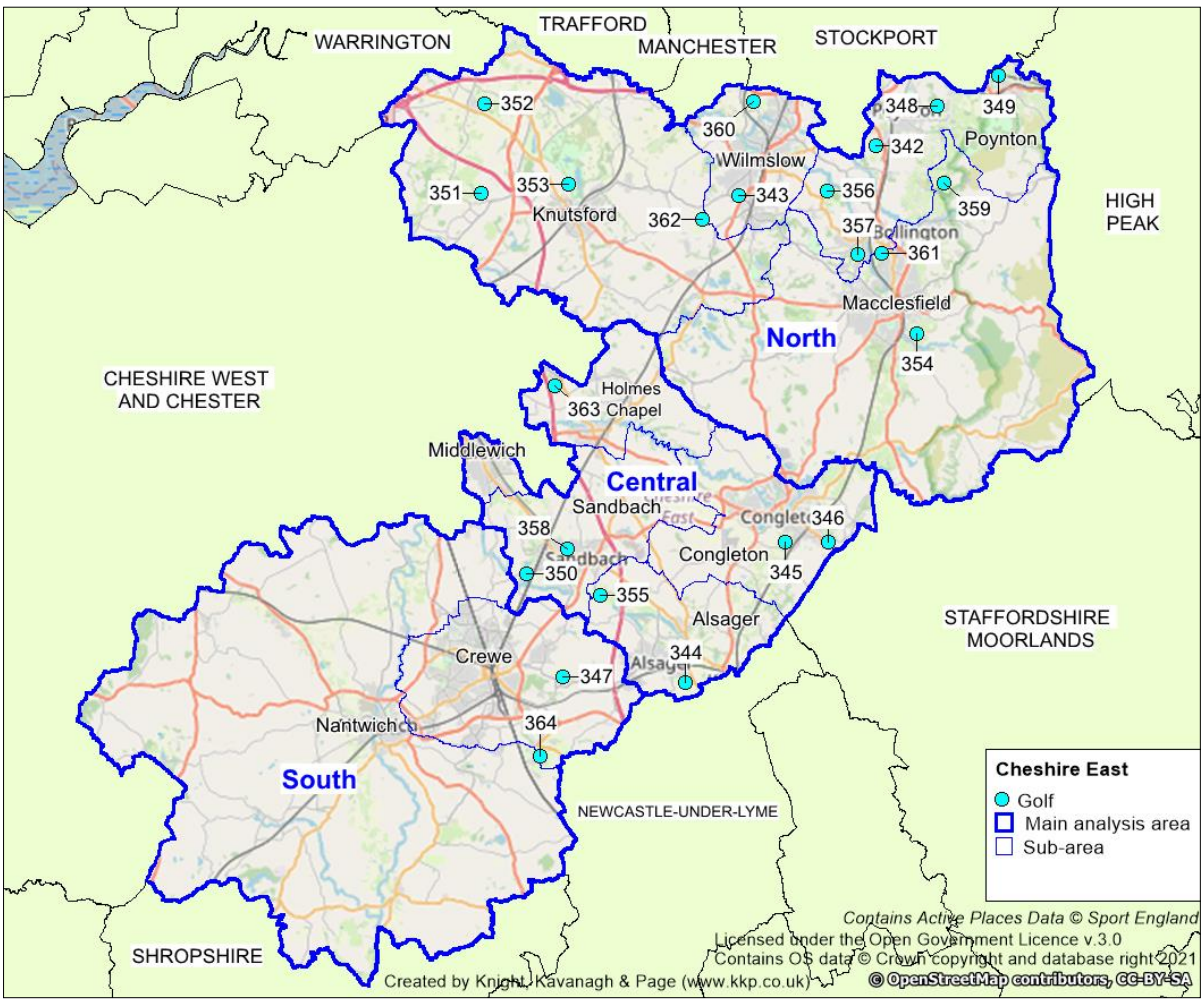


Table 13.2: Golf facilities within Cheshire East

Site ID	Active Places Power Site ID	Site name	Postcode	Analysis area	Sub area
342	1200206	Adlington Golf Centre	SK10 4NG	North	Poynton
343	1101033	Alderley Edge Golf Club	SK9 7RU	North	Wilmslow
344	1101012	Alsager Golf & Country Club	ST7 2UR	Central	Alsager
345	1101013	Astbury Golf Club	CW12 4RE	Central	Congleton
346	1101014	Congleton Golf Club	CW12 3LZ	Central	Congleton
347	1101022	Crewe Golf Club	CW1 5TB	South	Crewe
348	1101034	Davenport Golf Club	SK12 1TS	North	Poynton
349	1101035	Disley Golf Club	SK12 2JX	North	Poynton
350	1200208	Elton Driving Range	CW11 3TT	Central	Sandbach
351	1101036	Heyrose Golf Club	WA16 0HZ	North	Knutsford
352	1101037	High Legh Park Country Club	WA16 0WA	North	Knutsford
353	1101038	Knutsford Golf Club	WA16 6HS	North	Knutsford
354	1101039	Macclesfield Golf Club	SK11 7EA	North	Macclesfield
355	1101016	Malkins Bank Golf Club	CW11 4XN	Central	Alsager
356	1000517	Mottram Hall Golf & Country Club	SK10 4QT	North	Poynton
357	1101045	Prestbury Golf Club	SK10 4BJ	North	Poynton
358	1019103	Sandbach Golf Club	CW11 1FH	Central	Sandbach
359	1001436	Shrigley Hall Hotel Golf & Country Club	SK10 5SB	North	Macclesfield
360	1101047	Styal Golf Club	SK9 4JN	North	Wilmslow
361	1000085	The Tytherington Club	SK10 2JP	North	Macclesfield
362	1101049	Wilmslow Golf Club	WA16 7AY	North	Knutsford
363	1101018	Woodside Park Golf Club	CW4 8HJ	Central	Holmes Chapel
364	1008687	Wychwood Park Golf Club	CW2 5GP	South	Crewe
374	1101023	Queen's Park Golf Club	CW2 7SU	South	Crewe

Disused provision

Two golf facilities across Cheshire East are now deemed to be disused. These are Alvaston Hall Country Club and Brookfield Golf Club. The former had previously offered a nine-hole course, whereas the latter previously offered 18-hole provision.

Standard hole golf courses

Across Cheshire East, there are 19 standard 18-hole courses and four standard 9-hole courses across 22 sites. These are summarised in the table overleaf.

Table 13.3: Summary of standard hole provision in Cheshire East

Site ID	Site name	Holes	Par	Yardage[41]			Slope rating
343	Alderley Edge Golf Club	18	68	5,794	5,611	5,214	126 - 131
344	Alsager Golf & & Country Club	18	70	6,142	5,835	5,325	116 - 128
345	Astbury Golf Club	18	71	6,261	6,087	5,454	127 - 131
346	Congleton Golf Club	18	68	-	4,749	4,397	113
347	Crewe Golf Club	18	71	6,448	6,218	5,599	119 - 131
348	Davenport Golf Club	18	69	6,006	5,736	5,216	117 - 120
349	Disley Golf Club	18	71	6,002	5,773	5,162	120 - 124
351	Heyrose Golf Club	18	73	6,458	6,247	5,560	128
352	High Legh Park Country Club	18	71	6,484	5,796	5,371	119
		9	33	2,517	2,239	1,954	90 - 92
353	Knutsford Golf Club	18	70	6,217	5,918	5,477	119
354	Macclesfield Golf Club	18	71	5,975	5,681	5,313	116 - 137
355	Malkins Bank Golf Club	18	70	6,009	5,760	5,448	129 - 136
356	Mottram Hall Golf & Country Club	18	72	6,670	6,296	5,776	132 - 136
357	Prestbury Golf Club	18	71	6,419	6,193	5,611	140 - 146
358	Sandbach Golf Club	9[42]	68	5,605	5,423	5,016	114 - 118
359	Shrigley Hall Hotel Golf & Country Club	18	71	6,189	5,942	5,152	124 - 135
360	Styal Golf Club	18	69	6,089	5,598	5,156	120 - 132
361	The Tytherington Club	18	72	6,500	6,210	5,607	131 - 139
362	Wilmslow Golf Club	18	72	6,433	6,201	5,808	127 -130
363	Woodside Park Golf Club	9[43]	70	5,785	5,657	5,348	123 - 125
364	Wychwood Park Golf Club	18	72	6,784	6,377	5,618	121 - 123
374	Queen's Park Golf Club	9[44]	35	2,461	-	2,430	113

Of the 18-hole courses, Wychwood Park Golf Club provides the longest offering (6,784 yards), with Alderley Edge Golf Club providing the shortest (5,794 yards). However, all courses are in the range of what you would expect from traditional provision. Shorter courses tend to offer some variety that may appeal more so to a defined market that would not feel comfortable playing lengthier provision e.g., beginner and/or casual golfers.

Nationally, many 9-hole courses are shorter than the front or back nine of an 18-hole course, primarily to attract and cater for a different userbase. This is the case for High Legh Park Country Club's offering, which is only 2,517 yards long. The site has both an 18-hole and a 9-hole course.

[41] White denotes Championship tees, yellow denotes men's tees and red denotes ladies' tees.
[42] Two sets of tees are provided to enable 18 holes to be played.
[43] Two sets of tees are provided to enable 18 holes to be played.
[44] Two sets of tees are provided to enable 18 holes to be played.

Slope ratings[45]

Slope ratings are new to golf across the World (established in 2021). The intention is for them to allow the handicap system to reflect course difficulty and the difference in difficulty for all players compared to scratch golfers. In effect, this enables each player to have a handicap that will vary from course-to-course, depending on difficulty, as well as a general handicap.

The maximum slope rating is 155, whereas the minimum is 55. The standard difficulty is considered to be 113, which means that the courses in Cheshire East are generally considered to be more difficult than the mean, with them collectively ranging from 90-146 (the slope rating varies depending on which tee is used).

Prestbury Golf Club is identified as being the most challenging (140-146), whereas the 9-hole course at High Legh Park Country Club is the least (90-92).

Par 3 golf holes

Most commonly, Par 3 provision is used by beginner and casual players, although they are also frequented by more traditional golfers wanting to practice their short game.

There are five dedicated Par 3 courses in Cheshire East, located at Adlington Golf Centre (two courses), Shrigley Hall Hotel Golf & Country Club, Styal Golf Club and Woodside Golf Club. The course at Shrigley Hall Hotel Golf & Country Club provide six holes, whilst the remainder provide nine, which is more common.

Table 13.4: Summary of Par 3 provision in Cheshire East

Site ID	Site name	Analysis area	Sub area	Holes	Par	Yardage
342	Adlington Golf Centre	North	Poynton	9	27	660
				9	27	1,483
359	Shrigley Hall Hotel Golf & Country Club	North	Macclesfield	6	18	-
360	Styal Golf Club	North	Wilmslow	9	27	1,203
363	Woodside Park Golf Club	Central	Holmes Chapel	9	27	-

The Par 3 course at Woodside Park Golf Club is more commonly used for FootGolf.

Driving range bays

Accumulatively, there are 207 dedicated driving range bays in Cheshire East across 11 sites, with the largest offering provided at Adlington Golf Centre. Eight of the 11 sites are available for anyone to use on a pay and play basis, whereas provision at Mottram Hall Golf & Country Club, The Tytherington Club and Wilmslow Golf Club is generally reserved for members.

All 11 driving ranges are serviced by sports lighting to allow all-year round and late evening usage.

[45] https://www.randa.org/en/course-handicap-calculator

Table 13.5: Summary of driving range bays in Cheshire East

Site ID	Site name	Analysis area	Sub area	No. of bays	Sports lit?	Pay and play?
342	Adlington Golf Centre	North	Poynton	41	Yes	Yes
350	Elton Driving Range	Central	Sandbach	16	Yes	Yes
351	Heyrose Golf Club	North	Knutsford	12	Yes	Yes
352	High Legh Park Country Club	North	Knutsford	14	Yes	Yes
355	Malkins Bank Golf Club	Central	Alsager	8	Yes	Yes
356	Mottram Hall Golf & Country Club	North	Poynton	10	Yes	No
360	Styal Golf Club	North	Wilmslow	34	Yes	Yes
361	The Tytherington Club	North	Macclesfield	10	Yes	No
362	Wilmslow Golf Club	North	Knutsford	17	Yes	No
363	Woodside Park Golf Club	Central	Holmes Chapel	30	Yes	Yes
364	Wychwood Park Golf Club	South	Crewe	15	Yes	Yes

Of the 11 driving ranges, 10 are located at sites with golf courses, thus providing a supplementary offer. The exception to this is Elton Driving Range, which operates as a standalone facility.

Other courses also provide practice facilities, such as Crewe Golf Club which has a large practice ground. However, despite this also being based on ball hire via a dispenser, such provision is not classified as a driving range as there are no dedicated bays and access is reserved for members.

Nationally, many driving range providers are updating their facilities with modern technology in a bid to increase demand, such as through the installation of automatic tees or via entertainment systems such as TopTracer and FlightScope. Such provision allows for users to simulate playing on courses across the world and provides ball tracking and statistical feedback.

In Cheshire East, both Adlington Golf Centre and High Legh Park Country Club currently have such technology installed.

Management and ownership

There are three main types of ownership and management models of golf facilities in England: members clubs, proprietary clubs and municipal facilities, as summarised in the table below.

Table 13.6: Types of ownership and management of golf facilities

Management type	Description
Members	Traditionally owned by members and run by committees. They are likely to hire caterers and green staff. Most members' clubs offer some level of pay and play and encourage golf societies but are mostly focused on membership numbers.

Management type	Description
Proprietary	Owned or managed by businesses or individuals, these can include country club type facilities at the high end of the golfing market alongside more localised facilities. Many have clubs operating within them but can also take a much more relaxed attitude to dress and traditions of golf. Pay and play opportunities tend to be a key feature of the business plan.
Municipal	These are generally owned by a local authority, although in a growing number of instances, management has been contracted and externalised to private companies. Due to a lack of financial viability, many have closed across the Country in recent years and many that remain are under threat.

It is recognised that members clubs and visitors to such clubs are normally expected to dress appropriately, have a registered handicap certificate (a certificate issued by the Council of National Golf Unions (CONGU)) and be familiar with the rules and etiquette of the game. This is not uncommon at some proprietary clubs, but municipal courses tend to be more relaxed and do not require people to have handicaps, making golf much more accessible.

Consequently, municipal courses are, in many instances, seen as entry level facilities, with players using them before having the confidence to move on to a members' or high-end proprietary club (although many people can and do stay attached to a particular course). They also tend to offer a more affordable golfing experience.

The business model for members clubs tends to rely heavily on income through membership subscriptions and use of ancillary facilities, rather than from pay and play usage, although attention has somewhat switched at many sites in recent years due to demand falling. The same can be said for some proprietary clubs, although, in general, more emphasis is placed on supplementing regular activity with green fee sales. Conversely, municipal sites have always been heavily reliant on visitors even though membership packages are normally available (often in the shape of season tickets). On occasion, these can be linked to access to other local authority operated sports facilities, such as leisure centres and swimming pools.

Despite the above generalisations, each golf facility, regardless of management type, will have its own processes in terms of how much focus is placed on membership and pay and play usage, or whether it equally encourages both. There is no correct way to run a site. A club that focuses on members has guaranteed income, but this can often deter more casual players or nomadic golfers through, for example, a lack of peak time availability. In contrast, a site that depends on visitors can struggle to be viable if there are spells of inclement weather during summer months and can discourage people that want to be part of a club environment.

Of the 24 golfing sites in Cheshire East, 17 operate as members clubs, whilst six are proprietary sites.

There is just one municipal golf course in Cheshire East, identified at Queen's Park Golf Club.

Table 13.7: Summary of ownership/management in Cheshire East

Site ID	Site name	Management type
342	Adlington Golf Centre	Proprietary
343	Alderley Edge Golf Club	Membership
344	Alsager Golf & Country Club	Membership
345	Astbury Golf Club	Membership
346	Congleton Golf Club	Membership

Site ID	Site name	Management type
347	Crewe Golf Club	Membership
348	Davenport Golf Club	Membership
349	Disley Golf Club	Membership
350	Elton Driving Range	Proprietary
351	Heyrose Golf Club	Proprietary
352	High Legh Park Country Club	Proprietary
353	Knutsford Golf Club	Membership
354	Macclesfield Golf Club	Membership
355	Malkins Bank Golf Club	Membership
356	Mottram Hall Golf & Country Club	Membership
357	Prestbury Golf Club	Membership
358	Sandbach Golf Club	Membership
359	Shrigley Hall Hotel Golf & Country Club	Proprietary
360	Styal Golf Club	Proprietary
361	The Tytherington Club	Proprietary
362	Wilmslow Golf Club	Membership
363	Woodside Park Golf Club	Proprietary
364	Wychwood Park Golf Club	Membership
374	Queen's Park Golf Club	Municipal

Pricing

A key issue for the wider golf population is whether golf courses are available to the general population at a price point which is accessible to the majority of residents. Better quality courses tend to cost more to use, whilst 18-hole provision is generally more expensive to access than 9-hole provision.

Nationally, over the past few years, many facilities have altered their pricing structures to allow for discounts following a previous decline in golf membership. England Golf has positively encouraged this as its view is that clubs are more likely to experience growth when flexible packages are available. For instance, some now offer five and/or six day memberships (whereby members can access the course on specific days but not on one or both weekend days), whilst others provide discounts that are no longer limited solely to junior players (e.g. discounts for those aged 18-21 and 21-30 or for those aged 65 and over).

England Golf reports that the average cost of a full adult membership across the Country is currently £901.00. In Cheshire East, average membership fees, where known, are above this national average and come to £940. However, nine sites have lower membership fees, suggesting that both lower end and higher end offerings exist (thus catering for a broad range of golfers).

The most expensive membership offerings are identified at Prestbury Golf Club and Wilmslow Golf Club, whereby full membership fees amount to £1,650 and £1,548, respectively, and with the latter also charging new members a £2,500 joining fee. In comparison, the lowest membership fee is identified at Queen’s Park Golf Club, amounting to £375, which accounts for it being a municipal course and only a 9-hole offering. This is followed by Malkins Bank Golf Club, which is £579 per annum, and Sandbach Golf Club, also a 9-hole course, at £595.

Green fees in Cheshire East also vary. The lowest amount for an 18-hole round is identified as £15 at both Knutsford Golf Club and Malkins Bank Golf Club, whilst the highest is £110 at Wilmslow Golf Club.

Pricing at all the sites providing a course is summarised in the table below.

Table 13.8: Pricing structures at golf facilities within Cheshire East

Site ID	Site name	Joining fee	Full membership (per year)[46]	Green fee (per round)	
				Weekday	Weekend
342	Adlington Golf Centre	-	-	£22 (18 holes)	£22 (18 holes)
343	Alderley Edge Golf Club	-	£860	£20 (18 holes)	£25 (18 holes)
344	Alsager Golf & Country Club	-	£950	£30	£40
345	Astbury Golf Club	-	POA	£50	£50
346	Congleton Golf Club	-	£690	£25	£30
347	Crewe Golf Club	-	£990	£35	£40
348	Davenport Golf Club	-	£1,265	£25	£28.50
349	Disley Golf Club	-	£1,085	£20	£20
350	Elton Driving Range	-	-	-	-
351	Heyrose Golf Club	-	£881	£30	£35
352	High Legh Park Country Club	-	£1,199	£25	£25
353	Knutsford Golf Club	-	£1,200	£15	£15
354	Macclesfield Golf Club	-	£975	£25	£25
355	Malkins Bank Golf Club	-	£579	£15	£20
356	Mottram Hall Golf & Country Club	-	POA	£40	£60
357	Prestbury Golf Club	-	£1,650	POA	POA
358	Sandbach Golf Club	-	£595	£25	£30
359	Shrigley Hall Hotel Golf & Country Club	-	£800	£35	£40
360	Styal Golf Club	-	£991	POA	POA
361	The Tytherington Club	-	£1,068	£70	£100
362	Wilmslow Golf Club	£2,500	£1,548	£95	£110
363	Woodside Park Golf Club	-	POA	£19.80	£22.50
364	Wychwood Park Golf Club	-	£1,150	£60	£60
374	Queen's Park Golf Club	-	£375	£9	£10

Quality

There are no official national or county golf facility rankings. Generally, the better course quality and supporting infrastructure is, the higher the joining/membership and green fees are likely to be. Some sites gain status through hosting county, national and international golf events and some tend to feature in ranking articles put together by golf magazines.

Quality of the golf courses in Cheshire East is relatively good, with no significant issues identified, especially at the members club sites such as Crewe Golf Club, Malkins Bank Golf Club, Prestbury Golf Club and Wilmslow Golf Club. It is generally worse at sites such as Queens Park Golf Club, Woodside Park Golf Club and Adlington Golf Centre, where the maintenance regime is less sophisticated. However, this would be expected given their lower price point and the target market.

[46] Prices referenced are based on a full adult membership and do therefore not account for any discounts offered.

The ancillary facilities are also for the most part good across Cheshire East. Golf clubs often need such revenue sources to operate effectively and the provision of a good quality, well equipped clubhouse is a key opportunity to provide a secondary income stream. This emanates from a variety of sources including bar and catering income from members and visitors as well as venue hire for special occasions including weddings, christenings and funerals.

From a golfing perspective, given the current emphasis on increasing levels of female and junior golf membership across the Country, it is also imperative that ancillary provision can adequately cater for all types of members e.g., by providing gender specific changing facilities.

13.3: Demand

Prior to the recent growth in demand, participation in golf had generally been in decline, with only recent signs showing that the reduction may have been levelling off. The landscape of demand has also changed, with fewer users taking up membership packages and more golfers becoming nomadic and using a range of courses on a pay and play basis.

The following section examines current demand for golf in Cheshire East as well as recent trends and potential future demand.

Membership

England Golf suggests that the average membership of a golf club nationally is 386, which is based on a central national handicap platform. In Cheshire East, the average across the clubs that operate a membership (discounting Adlington Golf Centre and Elton Driving Range) is currently 470 and therefore significantly above the national average. Furthermore, this has increased significantly since 2018, when the club average was 399.

Data by club is not available as this is considered to be commercially sensitive information.

Table 13.9: Summary of golf membership within Cheshire East

2015 Average	2016 Average	2017 Average	2018 Average	2022 Average (26/04/22)
420	422	395	399	**470 (18% growth since 2018)**

It should be noted that whilst some clubs will operate below the national average, this does not necessarily indicate insufficient levels demand. In fact, this could simply mean there is a particular emphasis on pay and play use, or it will take account of 9-hole courses having less capacity than 18-hole courses. At the members clubs with 18-hole courses, it is expected that most if not all will have a membership that is higher than average.

Where demand is especially low, England Golf can assist in this regard, primarily through a variety of tools that can be used to better understand the local market. There may also be opportunities for some clubs across the area to work more collaboratively in terms of creating pathways where appropriate to collectively cater for all types of players.

Pay and play

Whilst pay and play usage has increased across England in recent years, usage figures within Cheshire East are not generally known as it is not something that is tracked by England Golf. However, it would be expected that demand would be highest at Queens Park Golf Club given that it is a municipal course, as well as at sites such as Adlington Golf Centre, Malkins Bank Golf Club and Woodside Golf Club which are more geared towards pay and play access and cheaper to use. In contrast, it will be lower at sites such as Wilmslow Golf Club and Prestbury Golf Club given that these are predominately focused on members and more expensive to play.

If facilities with low membership numbers do not have high green fee demand, long-term viability is questionable. Attracting pay and play usage is key to the business model and sustainability of such sites.

Exported/imported demand

Cross-boundary demand for golf is common nationally due to the nature of the sport. Golfers do not necessarily recognise local authority borders, and many will choose a facility for a whole range of reasons other than where it is located, with factors including quality, availability, cost and where friends/family play. This can be especially pronounced at venues located close to neighbouring authorities and if there is a comparative lack of provision within those authorities.

For Cheshire East, imported demand is expected to be higher than what would ordinarily be considered given the number and variety of golf courses that are provided. Many neighbouring local authorities do not have as much choice, with many, for example, lacking Par 3 and/or 9-hole courses. As such, any users looking for a specific are therefore more likely to travel into Cheshire East, although there is no data to evidence this clearly.

Unmet demand

Unmet demand is existing demand that is not getting access to golf facilities. This could be reflected via a waiting list at a club, although it is likely that people on a waiting list are still playing golf elsewhere, either via membership of another club or through pay and play access. As such, unmet demand in Cheshire East is considered to be very minimal, with most of the sites offering a membership scheme actively looking for new members and with ample opportunities for pay and play access.

Notwithstanding the above, it is clear in Cheshire East based on the high average membership level that some clubs will be facing capacity pressures. Furthermore, it is known that Wilmslow Golf Club, Prestbury Golf Club and Crewe Golf Club all have some level of restriction in place regarding new members (e.g., no availability exists for certain age groups or membership packages). This conforms with recent analysis carried out by England Golf that indicates an increasing number of clubs now operate a waiting list nationwide (approximately one third of all clubs).

Latent demand

Latent demand is demand for golf that is not currently being realised. This could be for numerous reasons, such as time constraints, financial reasons and a lack of suitable, available provision. To that end, Sport England's Segmentation Tool enables analysis of 'the percentage of adults that would like to participate in golf but 'are not currently doing so'. The tool identifies latent demand of 4,740 people within Cheshire East.

In addition, England Golf also has a mapping tool that enables an assessment of potential demand within a 20-minute drive time of each golf facility (which is considered to be a reasonable travel distance). This is based on research undertaken that identifies that 24% of adults in England are potential players, amounting to circa 9.6 million people and equating to 9% current players, 8% lapsed (former) players and 7% latent players. It can be used by providers to identify what demand may exist for their facilities, thus helping inform marketing, development and investment decisions.

Using the tool across Cheshire East, High Legh Park Country Club is identified as having the largest potential demand, with 97,915 people falling within the segments within a 20-minute drive time. In comparison, Shrigley Hall Hotel Golf & Country Club has the smallest potential demand, equating to 19,222 people.

The tool also breaks the potential playing population down into nine golfing segments, with these defined to help provide an indication as to what type of golfing offer each would be most likely to access. They are:

- Relaxed members
- Older traditionalists
- Younger traditionalists
- Younger fanatics
- Younger actives
- Late enthusiasts
- Occasional time pressed
- Social couples
- Casual fun

The demand for each of the sites is relatively evenly split across the nine segments; the highest demand is from “casual fun” (153,096 people), whilst the lowest is from “older traditionalists” (131,419 people).

Whilst the reasoning for the latent demand is unknown and is likely to be varied, the data does show relatively high demand which would significantly increase membership and/or pay and play usage across facilities if realised. England Golf is supportive of clubs/sites that proactively target new audiences in an attempt to tap into such demand i.e., through developing a variety of golfing offers, coaching programmes and a range of membership options.

Future demand

England Golf has an aim to increase membership of clubs nationally; however, after reaching its previous target, it no longer has a fixed goal in terms of growth. Nationally, many clubs, especially the most established ones, will be happy to retain current demand levels, whilst others will be open to growing and some considerably so. In that regard, England Golf reports that many providers are proactively targeting new audiences through coaching programmes and a wider range of membership and playing options.

In Cheshire East, each facility will have different aspirations in terms of future growth, with clubs such as Wilmslow Golf Club, Prestbury Golf Club and Crewe Golf Club likely to be satisfied with current usage levels and with others open to growing by significantly more than most.

13.4: Supply and demand analysis

With 24 golfing sites in Cheshire East and a mix of 18-hole courses, 9-hole courses, Par 3 courses and 11 driving ranges, the Borough is well placed to meet demand. This is especially the case given the various operational structures in place, with some facilities offering a high price point and others offering a low price point, and with some prioritising membership and others focusing on pay and play usage. This suggests that all types of golfers can be collectively catered for.

Based on the above, it is considered that supply is sufficient to meet demand; however, it must be noted that membership levels are well above the national average. This means that some sites will have capacity pressures that would only be amplified if any sites were to be lost. As such, there is a clear need to protect all existing provision and to support sites to ensure that any future demand can be absorbed.

13.5: Conclusion

There is a large quantity of golfing facilities in Cheshire East that offer a good variety of facilities to ensure that all golfers can be catered for. However, demand is also very high, which means that all existing provision needs to be protected.

Golf – supply and demand summary

- With 24 golfing sites in Cheshire East and a mix of standard hole courses, Par 3 courses and driving ranges, the Borough is well placed to meet demand, especially given the various operational structures in place and the variety of price points on offer.
- It is considered that supply is sufficient to meet demand, although memberships levels are high and some capacity pressures exist.
- There is a clear need to protect all existing provision and to support sites to ensure that any future demand can be absorbed.

Golf – supply summary

- Within Cheshire East, there are 24 golf venues that provide facilities.
- In total, there are 19 standard 18-hole courses and four standard 9-hole courses in addition to five Par 3 courses and 11 driving ranges (provided 207 bays).
- Disused provision is also identified at Alvaston Hall Country Club (9-hole course) and Brookfield Golf Club (18-hole course).
- Of the active sites, 17 operate at members clubs, six are proprietary sites and one is a municipal venue (Queen's Park Golf Club).
- Membership costs are above the national average (£904) across the Borough at £940, although nine sites have lower fees, suggesting a broad mix.
- Quality is relatively good, with no significant issues identified, especially at the members club sites such as Crewe, Malkin Bank, Prestbury and Wilmslow golf clubs.
- It is generally worse at sites such as Queens Park Golf Club, Woodside Park Golf Club and Adlington Golf Centre, although this would be expected given their lower price point and the target market.

Golf – demand summary

- In Cheshire East, the average membership across the clubs that affiliate to England Golf is currently 470, which is substantially above the national average (384).
- Membership has increased significantly recently, with the average membership in 2018 noted as 388 (an 18% growth).
- Whilst pay and play usage is not known as it is not something that is tracked by England Golf, it would be expected that demand would be highest at the municipal and proprietary sites.
- Imported demand into the Borough is expected to be higher than what would ordinarily be considered given the number and variety of golf courses that are provided across the Borough.
- It is clear based on the high average membership level that some clubs will be facing capacity pressures and it is known that Wilmslow Golf Club, Prestbury Golf Club and Crewe Golf Club all have some level of restriction in place regarding new members.
- Using an England Golf tool, High Legh Park Country Club is identified as having the largest potential demand, whereas Shrigley Hall Hotel Golf & Country Club has the smallest potential demand.

PART 14: ATHLETICS

14.1: Introduction

As a Governing Body, UK Athletics is responsible for developing and implementing the rules and regulations of athletics, including everything from anti-doping, health and safety, facilities and welfare, to training and education for coaches and officials as well as permitting and licensing.

Locally, the sport is governed through England Athletics, which is the development and membership body for athletics and running clubs in England. It has a National Head of Clubs and Participation as well as a team of five club support managers across the Country, with one of these covering activities in Cheshire East as part of the north-west region.

Consultation

Consultation took place with England Athletics to inform this section of the report. Furthermore, electronic surveys have been completed by the following clubs:

- Cheshire Hill Racers
- Crewe & Nantwich Athletics Club
- Handforth, Wilmslow & Alderley Athletics
- Knutsford Triathlon Club
- Macclesfield Harriers Athletics Club
- Running Bear Running Club
- South Cheshire Harriers
- Styal Running Club
- Wilmslow Striders

14.2: Supply

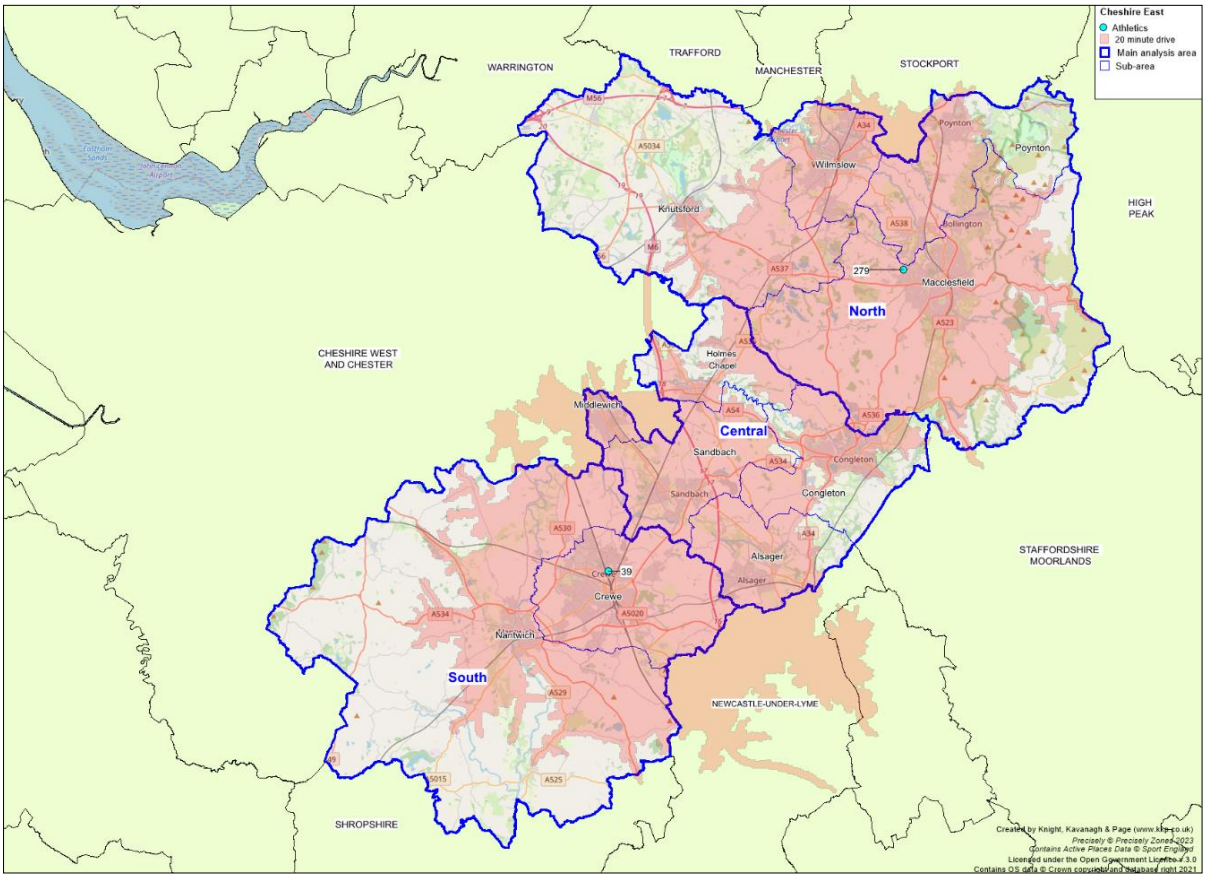
In Cheshire East there are two dedicated athletics facilities across the same number of sites, with both providing purpose-built synthetic 400-metre tracks. These are identified at Cumberland Arena and Macclesfield Leisure Centre, with both available for community use and serviced by sports lighting.

Table 14.1: Summary of community available athletics tracks in Cheshire East

Site ID	Active Places Power Site ID	Site	Sub area	Club users	Length	No. of lanes	Sports lit?
39	1011522	Cumberland Arena	Crewe	Crewe & Nantwich AC	400m	6	Yes
279	1004948	Macclesfield Leisure Centre	Macclesfield	Macclesfield Harriers AC	400m	8	Yes

Cumberland Arena is located in Crewe in the South Analysis Area, whereas Macclesfield Leisure Centre is in Macclesfield in the North Analysis Area. The specific locations can be seen as well as a 20-minute drivetime radius, in Figure 14.1 overleaf.

Figure 14.1: Location of athletics tracks in Cheshire East (with 20-minute drivetime included)



Additional provision

An additional, non-traditional dedicated running track is located at Wilmslow Rugby Club, which is home to Wilmslow Running Club. This provides a 600-metre single-lane track with a cinder surface.

Future provision

There are no known new athletics tracks proposed to be constructed in Cheshire East. In addition, consultation with England Athletics reveals that, nationally, no new standard 400-metre athletics tracks are planned to be established, with focus instead on the retention of existing 400-metre facilities and the development of new, innovative, entry level facilities such as mini tracks and endurance loops. This is particularly the case if they can be provided as part of sports-lit, multi-sport developments.

Four alternative approaches have been developed in designing new athletics provision, with these presenting alternative approaches to development via more affordable and feasible means. The New Gen designs are known as Play Track, Compact Track, Mini Track and Active Track, with each further summarised below.

For more information relating to the designs, please see:
https://www.englandathletics.org/?media-alias=4fcc0dfb81a559e39bf7

Play Track

The first of the four alternative designs is a 'play track' featuring visually hardstanding areas which can be located in school playgrounds (KS1 & KS2), parks and play areas. The track encourages participation through challenging environments and promotes independent learning and skills development.

Compact Track

A 'compact track' featuring sprint straight (minimum four lanes and 40-metre length) with a accompanying long jump runways, landing pit(s) and shot put circles/landing areas. This provision is the smallest of the four and England Athltetics recommends that they are suitable for both education and club settings.

MiniTrack

A 'mini track' features a sports-lit synthetic oval track (minimum 100-metre, maximum 200-metre), ideally with a sprint straight and accompanying shot put and jumps provision.

An advantage to a mini track design is that it leaves a large space in the centre of the oval track to be used for either various field events such as long jump/ triple jump, or alternatively it can be used for other sports such as football pitches or an outdoor gym.

Mini track sites also feature a new design of shot put practice areas in which it flattens a natural slope and athletes throw into a hill allowing for the put to roll back to the participant thus reducing time spent retrieving the put after each throw.

ActiveTrack

Finally, an 'active track' is a macadam surface or synthetic loop with no fixed shape or distance in which a track is drawn to fit its natural surroundings such as an existing park or school field. An Active Track attracts users of all ages and abilities across a wide variety of activities (runners, joggers, walkers (particularly the elderly), cyclists, wheelchair users).

Management

The tracks at both Cumberland Arena and Macclesfield Leisure Centre are operated by the Everybody Health & Leisure on behalf of the Council.

Quality

Key factors impacting upon the quality ratings of athletics facilities include the condition and age of the track surface, the prominence of the line markings and any signs of wear and tear or unofficial use. For the full site assessment criteria, please see Appendix 2.

In Cheshire East, the tracks at both Cumberland Arena and Macclesfield Leisure Centre are assessed as standard quality. No major issues are identified; however, both tracks are now aging.

Table 14.2: Summary of the quality of athletics tracks in Cheshire East

Site ID	Site	Year built / last refurbished)	Surface type	Quality
39	Cumberland Arena	2009	Synthetic	Standard
279	Macclesfield Leisure Centre	1999	Synthetic	Standard

England Athletics highlights that the track at Macclesfield Leisure Centre will require resurfacing in 2026, whilst the throwing cage at Cumberland Arena requires imminent refurbishment. The track will also need resurfacing in the near future.

TrackMark[47]

TrackMark is UK Athletics' quality assurance scheme for outdoor track and field athletics facilities. A venue that achieves TrackMark is recognised by UK Athletics as having well managed, compliant facilities that are accessible to participants of all abilities. From 2021, venues that actively choose not to pursue accreditation are not eligible to apply for a competition licence at any level.

In Cheshire East, the track at Macclesfield Leisure Centre is currently TrackMark compliant. These means that it can host competitions. However, it will still require refurbishment within the lifespan of this study.

The track at Cumberland Arena is currently TrackMark compliant; however, the throwing cage is not. England Athletics is supporting the venue with a grant to repair the provision to a compliant standard which it hopes will result in it achieving TrackMark status for 2024-2027.

Ancillary provision

The ancillary facilities servicing both Cumberland Arena and Macclesfield Leisure Centre are considered to be adequate, with no major issues raised. Both have changing rooms and toilets on site, whilst Cumberland Arena also provides a small social room.

14.3: Demand

For the purposes of this study, athletics demand is considered to come in various forms, rather than just traditional track and field activity. As such, running clubs are also considered, as are organised running events and various running initiatives, some of which are governed by England Athletics. It is also acknowledged that recreational running forms a large part of demand, although this is difficult to measure.

Crewe & Nantwich Athletic Club

Crewe & Nantwich Athletic Club is based at the Cumberland Arena and currently caters for 260 members. The Club uses the track for its training sessions on Tuesday and Thursday evenings from 17:30 to 20:30, whilst occasionally also accessing it on Saturdays for any additional competition training. During the winter, the Club also makes use of the facilities at Apollo Buckingham Health Sciences Campus for indoor training sessions.

Macclesfield Harriers Athletic Club

Macclesfield Harriers Athletic Club is a large club catering for 750 members covering both females and males of all ages and abilities. The Club utilises the track at Macclesfield Leisure Centre on Tuesday and Thursday evenings from 18:00 to 19:00, whilst also hosting road running sessions every Monday, Wednesday, Thursday and Friday evening from 18:30.

[47] https://www.uka.org.uk/about/what-we-do/facilities/

Handforth, Wilmslow & Alderley Athletics Club

Handforth, Wilmslow & Alderley Athletic Club offers training sessions for children of all abilities between the ages of 8-16. Training sessions take place on the playing field at Wilmslow High School from 19:00 to 20:15 during the summer months, whereas the School's sports hall is used by the Club during the winter period.

Knutsford Triathlon Club

Knutsford Triathlon Club offers training sessions throughout the week with members being free to pick and choose which sessions they attend. The swimming segment of training takes place at Knutsford Leisure Centre, whereas running sessions are held on Monday and Tuesday evenings at 19:00, beginning at various locations within Knutsford. The road network is utilised, meaning no dedicated facilities are accessed or required.

Congleton Harriers

Congleton Harriers consists of 170 members, accommodating for age groups from 12 upwards. It traditionally meets at Congleton Tennis Club on Monday, Tuesday and Thursday evenings from 18:30 before utilising the local road network. In addition, the Club organises three races each year, including the Congleton Half Marathon.

Nantwich Running Club

Established in 2021, Nantwich Running Club were voted 'National Club of The Year' by England Athletics. The Club offers an inclusive range of pace-runs, typically holding training sessions on Monday and Wednesday evenings from Malbank School & Sixth Form College from 18:30.

RunMiddlewich

RunMiddlewich holds training sessions on Tuesday evenings from 19:15 and on Saturday mornings at 09:00. It meets at Middlewich Leisure Centre.

Running Bear Running Club

Running Bear Running Club provides training sessions every Wednesday evening from 18:00, meeting at various locations within Alderley Edge. A unique feature of the Club is that it has two shops located in Alderley Edge and Nantwich, stocking all types of running clothing and equipment for the local area and other clubs.

Sandbach Striders

Sandbach Striders, based at Sandbach Rugby Club, consists of 150 members. The Club's weekly running session is typically held on Wednesday evening at 18:30, meeting at the aforementioned site and utilising its clubhouse afterwards. It has previously also used Elworth Cricket Club for this.

Styal Running Club

Styal Running Club meets on Tuesday and Thursday evenings at Wilmslow Phoenix Sports Club from 18:00. It has access to the sites ancillary facilities both beforehand and afterwards.

Tattenhall Runners

Tattenhall Runners meet on Tuesdays and Thursday evenings at various meeting locations in the area, usually starting its sessions from 18:30.

Wilmslow Running Club

Wilmslow Running Club utilises the cinder running track at Wilmslow Rugby Club on Tuesday and Thursday evenings from 18:45, whilst also offering a more recreational session on Sunday morning from 09:00. It currently caters for over 100 members.

Wilmslow Striders

Wilmslow Striders offers two training sessions per week. On Tuesdays, its sessions are a mix of hills and steps, whereas speed-work sessions are provided on Thursdays.

Run Together[48]

Run Together is an official England Athletics recreational running project which aims to get the whole nation running. Its aim is to provide fun, friendly, supportive and inclusive running opportunities for everyone, regardless of ability and availability. It believes that running is more fun and easier to become part of a lifestyle when shared with others.

In Cheshire East, the aforementioned Running Bear Running Club forms part of the initiative, as well as the following three Run Together groups:

- Disley Runners
- Lyme Runners
- Run Knutsford

A key focus for England Athletics is increasing demand for participation in initiatives such as Run Together, meaning this could be targeted moving forward, especially given the number of other clubs that could be involved.

Park Run

Park Run is a series of 5k runs held on Saturday mornings in areas of open space around the UK, with 1,063 events now operating across the Country. They are open to all, free, and are safe and easy to take part in. Runners must first register online in order to access a printed barcode which gives them access to all Park Run events.

The below summarises both Park Run and junior Park Run events in Cheshire East. In total, there are six weekly Park Run events, which is a considerable number, as well as three Junior Park Run events.

[48] https://runtogether.co.uk/

For reference, those aged between 4 and 14 participate in Junior Park Run events.

Table 14.3: Summary of Park Runs / Junior Park Runs in Cheshire East

Location	Post code	Event	Number of events	Average attendance
Alderley Park	SK10 4TG	Park Run	49	157
Astbury Mere Country Park	CW12 4FP	Park Run	486	193
Lyme Park	SK12 2NR	Park Run	407	117
Queens Park	CW2 7SE	Park Run	205	277
		Junior	105	55
South Park	SK11 8AD	Park Run	195	220
The Carrs Park	SK9 4AA	Park Run	367	182
		Junior	330	97
Victoria Park	SK10 1LT	Junior	168	61

As seen, the Park Run at Queens Park is seemingly the most popular, averaging 277 runners, which is considerable.

Couch to 5k

Couch to 5k is a national health initiative promoted by the National Health Service (NHS) to encourage absolute beginners get into running as part of establishing and maintaining and active and healthy lifestyle including regular exercise.

The plan consists of three runs per week and a day of rest in between, with a different schedule for each of the nine weeks to completion. It starts with a mix of running and walking, to gradually build up fitness and stamina, in order to create realistic expectations and a sense of achievability to encourage participants to stick with it. The end goal of the plan is for the participant to be able to run 5k.

Through the Couch to 5k plan the NHS particularly promotes the health benefits of running and regular exercise which underpin the initiative, such as improved heart and lung health, weight loss and possible increases in bone density which can help protect against bone diseases such as osteoporosis. This also includes mental benefits of running through goal setting and challenge setting, which can help boost confidence and self-belief. Furthermore, running regularly has been linked to combating depression.

It is believed that an increase in people running through the Couch to 5k plan may increase interest and possibly have a knock-on effect of leading to increased demand at running groups and clubs as people may wish to continue developing their running further.

Latent/unmet demand

Sport England's Segmentation Tool enables analysis of 'the percentage of adults that would like to participate in athletics but 'are not currently doing so'. The tool identifies significant latent demand amounting to 8,216 people within Cheshire East, which works out at just over 2.1% of the population. This is just above the 2% national average.

Notwithstanding the above, all clubs suggest that they are open to accommodating new members, suggesting that most people wanting to participate can do so. As such, access to clubs is not considered to be a barrier preventing participation, with most latent demand therefore likely to be for athletics and running outside of the club environment.

Exported/imported demand

Figure 14.1 represents a 20-minute drivetime radius from both athletics track in the Borough, at Cumberland Arena and Macclesfield Leisure Centre. As reflected in the figure, both athletics tracks attract imported demand from Cheshire West & Chester, Newcastle-Under Lyme, Staffordshire Moorlands and Stockport.

Future demand

All clubs consulted with express an aspiration to grow membership, although the majority state that this is difficult to quantify as they will do their upmost not turn demand away. Often, future growth can be limited by a lack of coaches rather than being due to facility issues.

England Athletics also believes that demand for initiatives such as Park Run is likely to continue to increase in the future, although again to what extent is difficult to quantify.

14.4: Supply and demand analysis

Cheshire East is relatively well provided for in relation to athletics tracks, with two synthetic 400-metre facilities provided and with these covering both the northern and southern areas of the Borough. However, demand is also notably high given that both have clubs attached to them, with a large volume of other clubs also existing. As such, priority should be placed on protecting the provision, with quality improvements also required within the lifespan of this study to ensure they remain sufficient to accommodate the level of demand received.

In addition, the Central Analysis Area is not currently provided for by any formal athletics facilities. This could therefore be a focus area for the creation of new provision, tied into England Athletics' current focus on providing new, innovative facilities (i.e., mini/active/ compact tracks).

Away from track and field activity, emphasis should also be placed on supporting the other activities taking place in Cheshire East, with a focus on retaining and increasing participation and growing the various initiatives that are in place. This, however, does not require dedicated provision.

14.5: Conclusion

Both existing 400-metre tracks at Cumberland Arena and Macclesfield Leisure Centre require protection and future improvement to ensure that existing demand can continue to be met. In addition, the creation of an additional formal athletics facility should be explored in the Central Analysis Area given that it is currently without provision.

Athletics – supply and demand summary

- Cheshire East is relatively well provided for in relation to athletics tracks, with two synthetic 400-metre facilities provided and with these covering both the northern and southern areas of the Borough; however, demand is also notable, with large clubs attached to both sites.
- Priority should be placed on protecting the provision, with quality improvements also likely to be required in the near future to ensure they remain sufficient to accommodate the level of demand received.
- The Central Analysis Area is not currently provided for by any formal athletics facilities, meaning this area could be a focus area for the creation of new provision, tied into England Athletics' current focus on providing new, innovative facilities.
- Away from track and field activity, emphasis should also be placed on supporting the other activities taking place in Cheshire East, with a focus on retaining and increasing participation and growing the various initiatives that are in place.

Athletics – supply summary

- There are two dedicated athletics facilities in Cheshire East, with both providing purpose-built 400 metre tracks (at Cumberland Arena and Macclesfield Leisure Centre).
- An additional, non-traditional running track is located at Wilmslow Rugby Club, with this providing a 600-metre single-lane track with a cinder surface.
- The tracks at both Cumberland Arena and Macclesfield Leisure Centre are operated by the Everybody Health & Leisure on behalf of the Council.
- Both tracks are standard quality, primarily due to their age.
- The track at Macclesfield Leisure Centre will require resurfacing in 2026, whilst both the track and the cage at Cumberland Area need improving in the near future.
- The track at Macclesfield Leisure Centre is currently TrackMark accredited, whilst the throwing cage at Cumberland Arena is not compliant.
- The ancillary facilities servicing the provision is adequate.

Athletics – demand summary

- There are 13 affiliated clubs in Cheshire East taking part in athletics or running activities.
- Crewe & Nantwich Athletic Club is based at the Cumberland Arena and currently caters for 260 members.
- Macclesfield Harriers Athletic Club is a large club catering for 750 members and utilises the track at Macclesfield Leisure Centre.
- Wilmslow Running Club utilises the cinder running track at Wilmslow Rugby Club, whilst all remaining clubs generally do not use dedicated provision.
- In addition, there are six weekly Park Run events, which is a considerable number, as well as three Junior Park Run events.
- All clubs suggest that they are open to accommodating new members, suggesting that most people wanting to participate can do so, meaning capacity is not a barrier to any unmet/latent demand.

PART 15: CYCLING

15.1: Introduction

British Cycling is the NGB for all forms of cycling. It oversees six sporting disciplines, with each having a dedicated facility type:

- Track cycling – velodromes
- Road cycling – closed road circuits
- Mountain biking – trails
- BMX racing – race/pump tracks
- Cycle speedway – cycle speedway tracks
- Cyclocross – non-dedicated, non-permanent venues

British Cycling aids in the development of all six formats, helping to safeguard those that wish to participate in a competitive and compelling environment. The popularity of cycling has increased since recent, elite sporting success in the Olympics and Paralympics as well as in other major championships.

Consultation

Information for cycling was gathered through online research and via consultation with British Cycling.

15.2: Supply

In Cheshire East, there are six purpose built outdoor cycling facilities which are identified in the table below. Two are located in the South Analysis Area in Crewe, at Tipkinder Park (BMX racetrack) and Weston Pump Track, whilst three pump tracks and one BMX are located in the North Analysis Area. Windmill Park and Lanark Walk are in Macclesfield; Lacey Green Park and Picton Drive are in Wilmslow.

Table 15.1: Cycling facilities within Cheshire East

Site ID	Site name	Postcode	Analysis area	Sub area	Type of provision	Year built
64	Windmill Park	SK11 7JD	North	Macclesfield	Pump track	2010
376	Weston Pump Track	CW2 5LW	South	Crewe	Pump track	2018
377	Tipkinder Park (Shanaze Reade BMX Track)	CW2 7SF	South	Crewe	BMX track	2009
378	Lanark Walk	SK10 3ES	North	Macclesfield	Pump track	2008
379	Picton Drive	SK9 2SQ	North	Wilmslow	Pump track	2009
380	Lacey Green Park	SK9 4BU	North	Wilmslow	BMX track	2000

Quality

The track at Tipkinder Park (Shanaze Reade BMX Track) was completely remodelled in 2009 and is deemed to be of a very high standard.

Similarly, the track at Windmill Park is considered to be good quality. Macclesfield Town Council completed consultation on improving the provision, with this subsequently carried out in 2023.

The remaining pump tracks in the Borough at Weston Pump Track, Lanark Walk, Picton Drive and Lacey Green Park are of adequate quality. These mostly provide for recreational use only (i.e., non-club/group activity).

15.3: Demand

There are ten prominent cycling clubs based in Cheshire East. The name of the clubs, membership levels and relevant types of cycling activity that they provide are outlined in the table below.

Table 15.2: Summary of cycling demand within Cheshire East

Club name	Members[49]	Types
Alsager Harlequins Cycling	50	Charity rides / Club training rides / Competitive Time Trials / Recreational Rides / Road racing
Cheshire Ghostriders BMX	82	BMX racing / Charity rides / Coaching / Recreational rides / Sportives / Women only rides
Congleton Cycling Club	147	Charity rides / Club training rides / Competitive Time Trials / Recreational Rides / Road racing / Sportives
Crewe Clarion Wheelers	89	Club training rides / Competitive Time Trials / Cyclo-Cross racing / Recreational rides / Road racing / Track racing / Women only rides
Handcycling Association of the UK	80	Charity rides / Coaching / Recreational rides / Road racing / Sportives
Innovation Racing	28	Club training rides / Competitive Time Trials / Road racing / Track racing
Macclesfield Wheelers	250	Charity rides / Club training rides / Competitive Time Trials / Cyclo-Cross racing / MTB Cross Country racing / Recreational rides / Road racing / Sportives / Track racing / Women only rides
Middlewich Cycling Club	18	Charity rides / Club training rides / Competitive Time Trials / Recreational Rides / Road racing / Track racing
Nantwich Cycling Group	70	Charity rides / Club training rides / Competitive Time Trials / Cyclo-Cross racing / MTB Cross Country racing / Recreational rides / Road racing / Sportives
SFC North	14	BMX racing / Cyclo-Cross racing / MTB 4X racing

As seen, Macclesfield Wheelers is the largest club, catering for 250 members.

Each club is further summarised via the sections below. As part of this, it should be noted that only Congleton Ghost Riders BMX Club regularly accesses a formal cycling facility, with all other using the road network.

Alsager Harlequins

Alsager Harlequins caters for all abilities, offering three rides on a Sunday, the length of which is dependent on the riders who participate. The Club's meeting point is typically at Alsager Golf & Country Club.

[49] Information gathered from British Cycling data.

Congleton Ghost Riders BMX Club

Congleton Ghost Riders BMX utilises the BMX track at Tipkinder Park (Shanaze Reade BMX Track), with sessions typically held on Tuesday evenings from 17:00 to 20:00 and Thursday evenings from 18:00 to 20:30.

Congleton Cycling Club

Congleton Cycling Club offers a variety of rides such as time-trials and training rides. Club rides take place on a Saturday and Sunday, with these catering for a wide variety of riders including juniors, disability cyclists, novice riders and racing cyclists. The Club meets at the Unicorn at West Heath from 09:30.

Crewe Clarion Wheels

Crewe Clarion Wheels hold cycling sessions each Tuesday, Friday and Sunday, meeting at the Hickory Smokehouse in Shavington. It then utilises the local road network.

Handcycling Association UK

Handcycling Association UK is a charity and offers hand cycling sessions. At these sessions, the Club provides hand cycles for those without one. Each year in June, it also coaches a team of nine hand cyclists to participate in a team time trial, which is held at Silverstone Race Course.

Macclesfield Wheelers

Macclesfield Wheelers provides multiple rides throughout the week, all at different times and locations within Macclesfield. In addition, it offers three cycling sessions to see if prospective members enjoy the atmosphere and environment of the Club prior to joining. Furthermore, the Club emphasises the importance of making new friends, getting fitter, and discovering hidden lanes.

Middlewich Cycling Club

Middlewich Cycling Club offers road cycling, racing, and family/beginner cycling sessions. Road rides take place on both Saturday and Sunday.

Nantwich Cycling Group

Nantwich Cycling Group is run by its members and is open to all levels of ability, with rides taking place six days a week (excluding Friday evenings). Longer rides are held at the weekend.

SFC North

SFC North offers a specialist BMX racing coach and an elite BMX team, with sessions aimed at a variety of abilities from beginners on flat ground through to ranked BMX racers. One-on-one sessions are available in Crewe.

Go-Ride

Go-Ride is a British Cycling's development programme for young people. It offers a fun and safe way to introduce young people to the sport and provides a platform to improve cycling skills. People can get involved through holiday coaching programmes or through their local accredited club which allows them to sample the various disciplines of the sport. Progression is obtainable with Go-Ride Racing, offering competition for riders to transition from school or club coaching to inter club and open regional competitions.

Across Cheshire East, one club is identified as offering Go-Ride programmes, with this known as Cheshire Ghostriders BMX.

Breeze

Breeze is a British Cycling's development programme for women. It offers three categories easy going, steady and challenging to allow women of all abilities to get involved. The programme offers exercise whilst also creating a comfortable environment to meet new people.

In Cheshire East, there are currently no Breeze sessions taking place, with the nearest identified at Delamere Forest in neighbouring Cheshire West & Chester.

Cycling UK

Cycling UK is a charity with a mission to enable millions more to cycle. It wants cycling to become a safe and popular mode of transport for people of all backgrounds and abilities, where air pollution is not an issue, obesity has been eliminated and traffic congestion is gone. As such, it promotes all forms of cycling, protects the interests of existing and would-be cyclists and inspires people across the Country to take-up cycling.

Across the UK, Cycling UK has around 1,000 member and affiliated cycling groups offering rides and events for all abilities. Within Cheshire East, this includes those identified within the following table. There are eight in total.

Table 15.3: Cycle UK groups within Cheshire East

Club name	Activities
Cheshire Maverick Cycle Group	*Unknown*
Crewe Calrion Wheelers	*Unknown*
Cycle Britain	Leisure rides, offroad rides, family rides, women only rides
Cycle Wilmslow	Road rides, leisure rides, women only rides, campaigning
Group Rides	Road rides, leisure rides, offroad rides, family rides, women only rides
Shropshire, Staffordshire & Crewe	*Unknown*
Tatton Velo	Leisure rides, offroad rides, women only rides
The Goostrey Wheelers	*Unknown*

Future/latent demand

Sport England's Segmentation Tool enables an analysis of the percentage of adults that would like to participate in cycling but that 'are not currently doing so'. The tool identifies latent demand of 16,717 people within Cheshire East, which represents approximately 4.3% of the Authority's population compared to a national average of 3.4%. This therefore suggests that unmet demand is higher than what would otherwise be expected.

Notwithstanding the above, the nature of cycling likely means that most of the latent and future demand will not require space within a club or at a dedicated facility. Instead, most new participants will likely take up cycling by themselves (or with friends) on a recreational basis and will utilise the local road network to fulfil this. It is therefore likely that other barriers are preventing participation.

15.4: Supply and demand analysis

Relatively high demand for cycling is identified within Cheshire East, especially when taking into account latent demand. Whilst most of this will fall outside of the club environment and will not require dedicated provision, protecting and sustaining what is provided across the six identified sites should be seen as particularly key given the off-road facilities offered. The provision at Tipkinder Park in particular should be seen as a destination venue for BMX cyclists in the area.

Elsewhere, with all dedicated facilities existing across the North and South analysis areas, demand for the creation of facilities within the Central Analysis Area could be explored. Any provision should complement what is already in place to ensure a broader range of activities can be catered for across the Borough.

Continued implementation of initiatives promoted by British Cycling should also be explored in order to encourage more people to get into cycling. This therefore includes Go-Ride and Breeze.

15.5: Conclusion

Formal cycling provision at Tipkinder Park (Shanaze Reade BMX Track) requires protection to ensure competitive demand can continue to be met, whilst the protection of provision at Lanark Walk, Lacey Green Park, Picton Drive, Weston Pump Track and Windmill Park should also be seen as a priority. In addition, the creation of formal cycling provision in the Central Analysis Area could be explored to better accommodate demand from across Cheshire East.

Cycling – supply and demand summary

- Formal cycling provision at Tipkinder Park (Shanaze Reade BMX Track) requires protection to ensure competitive demand can continue to be met, whilst the protection of provision at Lanark Walk, Lacey Green Park, Picton Drive, Weston Pump Track and Windmill Park should also be seen as a priority.
- With dedicated provision only existing in the North and South analysis areas, demand for the creation of facilities within the Central Analysis Area could be explored, and any provision should complement what is already in place to ensure a broader range of activities can be catered for across the Borough.

Cycling – supply summary

- In Cheshire East, there are six purpose built outdoor cycling facilities at Tipkinder Park (Shanaze Reade BMX Track), Weston Pump Track and Windmill Park, Picton Drive, Lanark Walk and Lacey Green Park
- The provision at Tipkinder Park was completely remodelled in 2009 and is deemed to be of a very high standard.
- The pump track at Windmill Park is also assessed as good quality following improvement work in 2023.
- The remaining facilities are of adequate quality.

Cycling – demand summary

- There are ten prominent cycling clubs based in Cheshire East.
- Macclesfield Wheelers is the largest club, catering for 250 members.
- Congleton Ghost Riders BMX utilises the BMX track at Tipkinder Park (Shanaze Reade BMX Track), whilst all remaining clubs do not access dedicated provision nor do they have demand to.
- One club is identified as offering Go-Ride programmes, with this known as Cheshire Ghostriders BMX.
- In addition, there are eight Cycle UK groups within Cheshire East.
- Whilst levels of future and latent demand are identified, the nature of cycling means that most of this will not require space at a dedicated facility or within a club.

APPENDIX 1: SPORTING CONTEXT

The following section outlines a series of national, regional and local policies pertaining to the study and which will have an important influence on the Strategy.

National context

The provision of high quality and accessible community outdoor sports facilities at a local level is a key requirement for achieving the targets set out by the Government and Sport England. It is vital that this strategy is cognisant of and works towards these targets in addition to local priorities and plans.

Department of Media Culture and Sport Get Active: A Strategy for the Future of Sport and Physical Activity (2023)

The Government published its new strategy for sport in August 2023. The 2015 government sport strategy, Sporting Future: A New Strategy for a More Active Nation, was a fundamental re-framing of sport and physical activity in the UK. It set out five outcomes delivered by sport and physical activity:

- Physical wellbeing
- Mental wellbeing
- Individual development
- Social and community development
- Sustainable economic development

This new strategy builds on the foundations of Sporting Future and retains these five outcomes at its core. In order to measure its success in producing outputs which accord with these aims it has also adopted a series of three core priorities, with seven indicators to achieve these priorities as follows:

- **Being unapologetically ambitious in making the nation more active**
  - Ensuring everyone is focused on increasing physical activity, meaning fewer inactive children, and narrowing the gap on inactivity where groups are not being reached, with visible progress across the country by 2030
  - Focusing on evidence, data and metrics
  - Setting the future direction for facilities and spaces where people can be active

- **Making sport and physical activity more inclusive and welcoming for all that everyone can have confidence that there is a place for them in sport**
  - Helping the sector to be welcoming to all
  - Improving how issues and concerns are dealt within the sector

- **Moving towards a more sustainable sector that is more financially resilient and robust**
  - Supporting the sector to access additional, alternative forms of investment
  - Working towards a more environmentally sustainable sector

Delivering against these priorities will help create a more active nation and a more sustainable sport sector. These aims are complementary; greater participation, stronger governance and confidence in the sector will help to drive investment, which in turn helps to attract new audiences. The vision is to make sport and physical activity accessible, resilient, fun and fair, for now and the years to come – for the benefit of individuals and the country.

Sport England Uniting the Movement: Our 10-year vision to transform lives and communities through sport (2021-2031)

Sport and physical activity makes people happier and healthier, and movement is the lens through which we can make that happen. It does the same thing for our communities, with life-changing, sustainable benefits that have huge economic and social value. That's why Sport England wants sport and physical activity to be recognised as essential to help overcome these national challenges.

The Strategy recognises the need to invest in sport and physical activity through NGBs, other sports bodies and local sports clubs, organisations and community groups to increase engagement for different groups as part of our core purpose. It states that there is now a need to go further in promoting movement in general as the means to unlock sport and activity for some people.

Tackling inequalities

There are deep-rooted inequalities in sport and physical activity, which means that there are people who feel excluded from being active because the right options and opportunities aren't there. These inequalities are at the very core of the Uniting the Movement.

Sport England plans on having a laser focus on tackling inequalities in all that it does, because providing opportunities to people and communities that have traditionally been left behind, and helping to remove the barriers to activity is vitally important.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out planning policies for England. It details how these changes are expected to be applied to the planning system. It also provides a framework for local people and their councils to produce distinct local and neighbourhood plans, reflecting the needs and priorities of local communities.

The NPPF states the purpose of the planning system is to contribute to the achievement of sustainable development. It identifies that the planning system needs to focus on three themes of sustainable development: economic, social and environmental. A presumption in favour of sustainable development is a key aspect for any plan-making and decision-taking processes. In relation to plan-making the NPPF sets out that Local Plans should meet objectively assessed needs.

The 'promoting healthy communities' theme identifies that planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. Specific needs and quantitative or qualitative deficiencies or surpluses in local areas should also be identified. This information should be used to inform what provision is required in an area.

As a prerequisite the NPPF states existing open space, sports and recreation buildings and land, including playing fields, should not be built on unless:

- An assessment has been undertaken, which has clearly shown that the open space, buildings or land is surplus to requirements.
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.
- The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

In order for planning policies to be 'sound' local authorities are required to carry out a robust assessment of need for open space, sport and recreation facilities.

The FA National Football Facilities Strategy (2018-28)

The Football Association's (FA) National Football Facilities Strategy (NFFS) provides a strategic framework that sets out key priorities and targets for the national game (i.e., football) over a ten-year period.

The Strategy sets out shared aims and objectives it aims to deliver on in conjunction with The Premier League, Sport England and the Government, to be delivered with support of the FF.

These stakeholders have clearly identified the aspirations for football to contribute directly to nationally important social and health priorities. Alongside this, the strategy is clear that traditional, affiliated football remains an important priority and a core component of the game, whilst recognising and supporting the more informal environments used for the community and recreational game.

Its vision is: *"Within 10 years we aim to deliver great football facilities, wherever they are needed"*

£1.3 billion has been spent by football and Government since 2000 to enhance existing football facilities and build new ones. However, more is needed if football and Government's shared objectives for participation, individual well-being and community cohesion are to be achieved. Nationally, direct investment will be increased – initially to £69 million per annum from football and Government (a 15% increase on recent years).

The NFFS investment priorities can be broadly grouped into six areas, recognising the need to grow the game, support existing players and better understand the different football environments:

- Improve 20,000 Natural Turf pitches, with a focus on addressing drop off due to a poor playing experience;
- Deliver 1,000 3G AGP 'equivalents' (mix of full size and small sided provision, including MUGAs - small sided facilities are likely to have a key role in smaller / rural communities and encouraging multi-sport offers), enhancing the quality of playing experience and supporting a sustainable approach to grass roots provision;
- Deliver 1,000 changing pavilions/clubhouses, linked to multi-pitch or hub sites, supporting growth (particularly in women and girls football), sustainability and providing a facility infrastructure to underpin investment in coaching, officials and football development;
- Support access to flexible indoor spaces, including equipment and court markings, to support growth in futsal, walking football and to support the education and skills outcomes, exploiting opportunities for football to positively impact on personal and social outcomes for young people in particular;
- Refurbish existing stock to maintain current provision, recognising the need to address historic under-investment and issues with refurbishment of existing facilities;
- Support testing of technology and innovation, building on customer insight to deliver hubs for innovation, testing and development of the game.

Local Football Facility Plans

To support in delivery of the NFFS, The FA has commissioned a national project. Over the next two years to 2020, a Local Football Facility Plan (LFFP) will be produced for every local authority across England. Each plan will be unique to its area as well as being diverse in its representation, including currently underrepresented communities.

Identifying strategic priorities for football facilities across the formal, recreational and informal game, LFFPs will establish a ten-year vision for football facilities that aims to transform the playing pitch stock in a sustainable way. They will identify key projects to be delivered and act as an investment portfolio for projects that require funding. As such, around 90% of all will be identified via LFFPs. LFFPs will guide the allocation of 90% of national football investment (The FA, Premier League and DCMS) and forge stronger partnerships with local stakeholders to develop key sites. This, together with local match-funding will deliver over one billion pounds of investment into football facilities over the next 10-years.

It is important to recognise that a LFFP is an investment portfolio of priority projects for potential investment - it is not a detailed supply and demand analysis of all pitch provision in a local area. Therefore, it cannot be used as a replacement for a Playing Pitch Strategy (PPS) and it will not be accepted as an evidence base for site change of use or disposal.

A LFFP will; however, build on available/existing local evidence and strategic plans and may adopt relevant actions from a PPS and/or complement these with additional investment priorities.

The FA: Survive. Revive. Thrive. (2020-24)

This new strategy aims to ensure the grassroots game in England will survive, revive, and thrive over the next four years.

The strategy outlines seven transformational objectives through to 2024:

- **Male Participation:** Modernised opportunities to retain and re-engage millions of male participants in the game.
- **Female Participation:** A sustainable model based on a world-class, modernised offer.
- **Club Network:** A vibrant national club network that delivers inclusive, safe local grassroots football and meets community needs.
- **Facilities:** Enhanced access to good quality pitches across grassroots football.
- **Grassroots Workforce:** A transformation in community football by inspiring, supporting and retaining volunteers in the game.
- **Digital Products and Services:** An efficient grassroots digital ecosystem to serve the administrative and development needs of players, parents, and the workforce.
- **Positive Environment:** A game that’s representative of out diverse footballing communities, played in a safe and inclusive environment.

This strategy was launched as grassroots football was able to safely return after lockdown from Monday 29 March, it also identifies the immediate challenge, in light of COVID-19, to get grassroots football back on its feet.

The new strategy sets out a number of goals to revive the game by addressing the areas that require particular attention. This includes increasing opportunities to ensure girls have the same access as boys to football in schools and clubs, and improving quality of pitches, with the aim od seeing 5000 good quality pitches added to the current number by 2024.

The FA: Time for Change Strategy (2020-24)

The FA launched its new National Game Strategy in January 2021 which aims to 'unite the game and inspire the nation'. It will do this in two ways, by 'changing the game to maximise its impact' and by 'serving the game to deliver football for all'.

To achieve this, the strategy will focus on six Game Changer objectives, to change the fabric of the game and tackle long-term issues, to make the largest possible impact in the years ahead:

- Win a major tournament
- Service > two million through a transformed media platform
- Ensure equal opportunities for every girl
- Delivery of 5,000 quality pitches
- A game free of discrimination

These are underpinned by eight Serve objectives, ensuring maintenance of brilliant business-as-usual services to support the growing and evolving needs of the game:

- Trusted, progressive regulation and administration
- Safe and inclusive football pathways and environment
- Personalised and connected learning experiences
- Maximum investment into the game
- Diverse, high-performing workforce and inclusive culture
- World class venues and events
- Strong reputation and clear brand identity
- Technology enabled and insight driven

England and Wales Cricket Board (ECB) Inspiring Generations (2020-2024)

The England and Wales Cricket Board unveiled a new strategic plan in 2019. The strategic plan aims to connect communities and improve lives by inspiring people to discover and share their passion for cricket

The plan sets out six important priorities and activities, these are:

- **Grow and nurture the core**
  - Create an infrastructure investment fund for First Class County Clubs (FCCs)
  - Introduce a new Community Investment Funding for FCCs and County Cricket Boards (CCBs)
  - Invest in club facilities
  - Develop the role of National Counties Cricket
  - Further invest in County Competitions
- **Inspire through elite teams**
  - Increase investment in the county talent pathway
  - Incentivise the counties to develop England Players
  - Drive the performance system through technology and innovation
  - Create heroes and connect them with a new generation of fans
- **Make cricket accessible**
  - Broaden crickets appeal through the New Competition
  - Create a new digital community for cricket
  - Install non-traditional playing facilities in urban areas
  - Continue to deliver South Asian Action Plans
  - Launch a new participation product, linked to the New Competition

- **Engage children and young people**
  - Double cricket participation in primary schools
  - Deliver a compelling and coordinated recreational playing offer from age five upwards
  - Develop our safeguarding to promote safe spaces for children and young people
- **Transform women's and girls' cricket**
  - Grow the base through participation and facilities investment
  - Launch centres of excellence and a new elite domestic structure
  - Invest in girls' county age group cricket
  - Deliver a girls' secondary school programme
- **Support our communities**
  - Double the number of volunteers in the game
  - Create a game-wide approach to Trust and Foundations through the cricket network
  - Develop a new wave of officials and community coaches
  - Increase participation in disability cricket

The Rugby Football Union Strategy (2021 Onwards)

Through the strategy, the RFU aims to enrich lives, introduce more people to rugby union and develop the sport for future generations. The goal is to achieve this by strengthening and uniting rugby union in England and producing consistently winning England teams.

Eight key strategic priorities are identified with all investment decisions aligned to these. The strategy also outlines the RFU's core activities which form the backbone of its business operations and services to the game.

The priorities include four 'Game Objectives' and four 'Driving Objectives' as detailed below.

Game Objectives:

- Enjoyment – enable positive player experiences on and off the field
- Winning England – create the best possible high-performance system for England Rugby
- Welfare – enhance player welfare to protect and support the wellbeing of players
- Flourishing rugby communities – support clubs to sustain and grow themselves and to reflect society

Driving Objectives:

- Diversity & Inclusion – drive rugby union in England to reflect the diversity of society
- Understand – build a deep understanding of players, volunteers and fans to shape the future of the game
- Connect – connect with and grow the rugby community and create exceptional experiences
- Commercial and operational excellence – ensure a sustainable and efficient business model delivered by an inspired workforce

Rugby Football League Strategic Plan 2015 – 2021

The RFL's most recent strategy aims to establish rugby league as "a growing sport, available throughout the country, that is recognised as providing positive experience for all participants and spectators, in environments that are welcoming, inclusive, vibrant, safe and comfortable - encouraging people to return again and again, featuring:

- Financially viable and sustainable professional clubs creating stable employment opportunities, showcasing local, national and international playing talent, and leading the sport's development - and making a difference - in their own communities;
- Welcoming community clubs, putting players first, offering recreational enjoyment for children and adults alike in a safe and inclusive environment;
- A central organisation that stands out for excellence, innovation, mutual respect, integrity and inclusion that understands its role in servicing the wider sport;
- A sports that lives its values in all its decisions and actions.

This vision is underpinned by 13 core principles, including:

- **An integrated whole sport.** Each constituent part of the sport will have a responsibility to ensure the good health of the entire game;
- **Return on investment.** Investment will be targeted to ensure the sustainability of member clubs, and growth in the number and quality of players thus seeking an effective return for the game;
- **Financial parameters.** Financial distributions will be undertaken to ensure the whole of the game will move forward together;
- **Geographic expansion.** Geographic expansion of the sport should be carried out in a proportionate and sustainable manner.

Rugby League World Cup 'Inspired by 2021' Legacy Programme

The Rugby League World Cup 2021 will develop a £10 million legacy programme with funds driven into local clubs and community projects. The government investment, delivered by Sport England, is part of an ambitious plan to grow the sport and make it more visible, engaging and welcoming to current and potential participants.

The funding will be split into large transformational community projects, such as changing room improvements and new artificial grass pitches with the remaining funding used for smaller scale initiatives such as supplying new kit and equipment to promote club and community development. The investment will focus on the following four key areas:

- Creating welcoming environments
- Encouraging participation growth
- Building community engagement
- Cultivating further investment

England Hockey Strategy

The vision of the Strategy is for "every hockey club in England to have appropriate and sustainable facilities that provide excellent experiences for players", whilst its missions is for "More, Better, Happier Players with access to appropriate and sustainable facilities."

The 3 main objectives of the facilities strategy are:

- **PROTECT: To conserve the existing hockey provision**

There are currently over 800 pitches that are used by hockey clubs (club, school, universities) across the country. It is important to retain the current provision where appropriate to ensure that hockey is maintained across the country.

- **IMPROVE: To improve the existing facilities stock (physically and administratively)**

The current facilities stock is ageing and there needs to be strategic investment into refurbishing the pitches and ancillary facilities. EH works to provide more support for clubs to obtain better agreements with facilities providers & education around owning an asset.

- **DEVELOP: To strategically build new hockey facilities where there is an identified need and ability to deliver and maintain. This might include consolidating hockey provision in a local area where appropriate.**

EH has identified key areas across the country where there is a lack of suitable hockey provision and there is a need for additional pitches, suitable for hockey. There is an identified demand for multi pitches in the right places to consolidate hockey and allow clubs to have all of their provision catered for at one site.

Tennis in Britain - LTA Strategy

The LTA's vision for 2019 – 2023, Tennis Opened Up includes seven strategies relating to three objectives which are built around its mission 'to grow tennis by making it relevant, accessible, welcoming and enjoyable'.

Objectives:

- Increase the number of fans on our database from [623,602] to [1,000,000] by 2023.
- More people playing more often;
  - Increase the number of adults playing tennis each year from [7.7% (4,018,600)] of the population to [8.5% (4,420,460)], and the frequency of adults playing tennis twice a month 2.5% 1,311,800 to 1.9% 1,500,000 by 2023.
  - The number of children playing tennis once a week from 550,000 to 700,000 (7.9% to 10% of the population) by 2023.
- Enable 5 new players to break into the top 100 by 2023 and inspire the tennis audience.

Strategies:

1. Visibility -Broaden relevance and increase visibility of tennis all year round to build engagement and participation with fans and players.
2. Innovation - Innovate in the delivery of tennis to widen its appeal.
3. Investment - Support community facilities and schools to increase the opportunities to play
4. Accessibility - Make the customer journey to playing tennis easier and more accessible for anyone
5. Engagement - Engage and collaborate with everyone involved in delivering tennis in Britain, particularly coaches and volunteers to attract and maintain more people in the game.
6. Performance - Create a pathway for British champions that nurtures a diverse team of players, people and leaders.
7. Leadership - Lead tennis in Britain to the highest standard so it is a safe, welcoming, well-run sport.

England Netball

In November 2021 England Netball launched a 10-year 'Adventure Strategy' for the game with a new brand identity for the organisation.

England Netball's 'Adventure Strategy' shares a purpose-led ambition for the game, to build on the momentum the sport has seen in recent years and take it to new heights for the decade ahead.

The 'Adventure Strategy' outlines the intention to:

- Accelerate the development and growth of the game at every level, from grassroots to the elite,
- Elevate the visibility of the sport, and
- Lead a movement to impact lives on and beyond the court.

At the heart of its purpose, England Netball, with its proud and unique female foundations, will remain dedicated to increasing opportunities for women and girls to play the game as a priority, working tirelessly to address the gender participation gap in sport that has widened since the global pandemic.

Underpinned by years of engaging with and delivering netball for female communities, the organisation pledges to understand, support and nurture women and girls more deeply at every life stage, at every age.

The organisation is also committed to opening the sport to new audiences in every community, so netball better represents the rich diversity of the country it proudly represents, and ensures the sport continues to evolve and adapt to thrive in the future, helping to create a truly inclusive sport for all where everyone can belong, flourish and soar. A recent partnership announcement with England Men's and Mixed Netball Association (EMMNA) to help develop and grow male participation in the game, supports this commitment as England Netball pledges to promote difference and embrace the opportunity to make the sport a possibility within everyone's reach.

Transforming netball for children and young people is a strategic priority to protect the future of the sport. Working with schools and policy makers to extend physical literacy within, and after the school day with a focus on netball specific provision will pave the way for greater community participation. The organisation will accelerate the expansion of its Bee Netball programme for young children, whilst supporting teens and young women to stay in the game to keep them physically active and in the game for life.

Facility Development

The facility development aspirations stated within the Strategy are to:-

- Take a fresh look at the spaces required to support the sport, creating accessible places in every community to allow netball to be incorporated into how and where women and girls live their lives;
- Protect, enhance, and extend the network of homes that house the sport at a local and regional level;
- Develop an elite domestic professional competition that supports full time athletes underpinned by a world class infrastructure and environments.
- For England Netball to achieve its ambitions to make the game accessible to wider audiences and in every community, it encourages Local Authorities to adopt policies within Playing Pitch Strategies and Built Facilities Strategies that:-
- Facilitates informal netball activity within neighbourhood multi use games areas for example by installing combined outdoor basketball and netball goals and art courts in Neighbourhood Equipped Areas for Play (NEAPs).

- Incorporates the cultural and health needs of women and girls within any designs for improved or new facilities.
- Protects and enhances netball facilities within all Primary and Secondary School environments so they offer a positive first experience of the sport for students and the wider community during out of school hours.
- Supports the installation of floodlights on outdoor courts to increase all year-round use.
- Facilitates the development of netball growth programmes, club training and competition within public leisure centres.
- Where appropriate, supports the development of netball homes and performance environments that enable local women and girls to pursue a career in netball as an elite athlete, official, coach or administrator.

Bowls England: Fit for the Future (2021-2026)

Bowls England's Strategy; 'Fit For The Future' frames an exciting course for the sport. The five-year plan has been designed with the ultimate goal of getting more people playing & enjoying bowls. It sets out its vision for the sport, how it plans to achieve its objectives and what success looks like in 2026.The priorities that will get it a the target of 1 million bowls experiences per year by 2026 are:

- Building the brand of bowls by increasing focus on international & top domestic bowls, and utilizing opportunities such as Birmingham 2022 to achieve larger media coverage;
- Ensuring the sport is truly accessible to all by offering different formats of the game which suit all time constraints, as well as driving more people to clubs in new ways;
- Creating positive playing experiences for everyone who steps on the green, both for casual and competitive players, as well as growing our events calendar and introducing a Performance Pathway
- Putting volunteers first, as the lifeblood of our sport, by increasing our support for clubs in order to empower them to thrive;
- Leading the sport with purpose by developing our Governance structures, diversifying our revenue streams, and work collaboratively with all the sport's key stakeholders.

England Athletics Strategic Plan – Athletics & Running: for everyone, forever – 2017 and beyond

This plan sets out England Athletics' mission, vision and strategic priorities that will direct how they work as an organisation during the coming years: what they do and how they will do it.

Vision: Make athletics and running the most inclusive and popular sport in England, led by a network of progressive clubs and organisations and supported by a sustainable, respected and trusted governing body.
For England Athletics to achieve this vision, they will focus on three values:

- Pride – taking pride in their work and demonstrating to athletes that they recognise the importance of their role in bettering athletics.
- Integrity – demonstrate integrity to earn respect and to build effective partnerships.
- Inclusivity – promote inclusivity in all their actions.

Mission: To grow opportunities for everyone to experience athletics and running, to enable them to reach their full potential.
In order to achieve their mission, England Athletics will have three strategic priorities.

1. To expand the capacity of the sport by supporting and developing its volunteers and other workforce. The target is to achieve a 6% increase every year of licensed leaders, coaches and officials.
2. To sustain and increase participation and performance levels in our sport. To achieve this, England Athletics'' current targets are to increase the number of club registered athletes from (149,000 to 172,000), engage 135,000 people through the RunTogether programme and to increase athlete performance levels across all events and disciplines by 1% every year.
3. To influence participation in the wider athletics market. Their target here is to increase the number of regular athletes or runners by at least one million.

England Athletics Facility Strategy (2018 – 2025)

The purpose of this document is to set out our long term vision for athletics facilities in England. Facilities form a vital component of the overall England Athletics strategy.

The development, protection and enhancement of facilities will support our strategic plan and help England Athletics contribute to the delivery of the Department for Culture, Media and Sport's Sporting Futures: A New Strategy for Sport and Sport England's strategy Towards an Active Nation. Appropriate facilities help to attract and inspire new participants and provide the foundation and focus for a significant proportion of the England Athletics family.

The England Athletics Strategic Plan notes that the sport increasingly needs to become financially sustainable and that a business-like and innovative approach is a vital component of its future success. Facilities are fundamental, but they are also expensive to create and to maintain. The sport therefore faces a significant challenge to develop, improve and maintain facilities, most of which are currently operated and funded by third parties.

This strategy sets out a challenge to all those involved with the delivery of the sport to be innovative and business like in the operation and development of facilities at a time of financial challenge, as it aims "To create an innovative and inspiring network of sustainable athletic facilities, with the capacity to meet both current and future demand across England".

England Golf Course Planner – Strategic Direction (2021-2025)

England Golf has always had a mission to lead, support, inspire and deliver for its community of golfers, golf clubs and counties. To help enable this, its Course Planner forms the core of its strategy, with 18 guiding principles established that are designed to best position growth in the game:

- Strengthen governance in all aspects of the sport
- Deliver safeguarding throughout the golfing community
- Utilise data and technology to enhance decision making
- Drive equality and equity in everything it does
- Support golf clubs with member recruitment and retention
- Connect and engage with all golfers
- Inspire and educate golf's network of volunteers
- Increase golf's influence
- Advocate and inform on all elements of sustainability
- Drive diversity at all levels of golf
- Create more opportunities for junior and young adults
- Promote the health and wellbeing of golf
- Inspire more women and girls to play golf
- Develop greater access for disabled people

- Enthuse all golfers through relatable role models
- Communicate a positive perception change for golf
- Deliver an excellent talent development pathway
- Host best-in-class competitions for all golfers

https://www.englandgolf.org/englandgolfstrategy/

British Cycling Lead our Sports – Inspire our communities[50]

British Cycling's Strategy identifies seven key priorities for cycling before the Paris Olympics in 2024. These priorities are:

- Inspiring Performances
- Grow Communities
- Engage the Next Generation
- Flagship Events
- Cycling for Everyone
- Work Together
- Equipped for Success

The seven priorities are not everything that British Cycling will do, but that can have the greatest impact over the next 36 months. The priorities are all interconnected and are cross interdependencies – achieving one strategic priority is often reliant upon achieving the other.

For each of the priorities, the Strategy sets out the measures of success:

Priority	Sub priority	Measures
Inspiring Performances	Sustain inspirational global elite cycling success	• Win 10 Olympic and 15 Paralympic medals. • Creation of a development plan to support elite non Olympic and Paralympic disciplines. • Increase by 10% the number of riders in the talent pathway across ethnic communities, disability and low socioeconomic backgrounds.
Grow Communities	Grow and serve our cycling communities	• Diversify and grow our cycling communities. • Grow membership from 150k to 250k. • Increase affiliated clubs and groups by 20%
Engage the Next Generation	Encourage more children and young people to make cycling a lifelong habit	• Increase the number of children and young people in clubs or groups by 20%. • Increase by 10% the number of children and young people participating across ethnic communities, disability and low socio-economic backgrounds. • Increased awareness and perception of British Cycling in a younger audience through yearly tracking.
Flagship Events	Host world class major events to excite and inspire	• Achieve major event hosting targets across disciplines. • Support the legacy impact of both the 2022 Commonwealth Games and the Cycling World Championships 2023. • Increase the opportunities for British riders to perform on home soil.

[50] British Cycling Lead our Sports

Priority	Sub priority	Measures
Cycling for Everyone	Ensure cycling is open to everyone	◂ Put in place robust tracking and increased diversity in facilitators and governance. ◂ 90% of our communities to believe cycling is an inclusive activity and a sport for them. ◂ Increase participation in our sport across genders, ages, ethnicity, disability, sexual orientation and low socioeconomic backgrounds by 10%.
Work Together	Work together with everyone who makes cycling happen	◂ A 25% increase in the percentage of cycling facilitators that feel appreciated for the work they do. ◂ Retain, grow and diversify the range of partners in line with our strategic priorities.
Equipped for Success	Deliver our strategy effectively and efficiently	◂ 100% increase in the diversity of the industries represented in the British Cycling partnership portfolio. ◂ Grow and diversify income streams.

Baseball/Softball UK's Strategic Plan (2020-24)

This Strategic Plan aims to have more people playing baseball and softball in more places. Its strategic priorities to achieve this include:

◂ Targeted participation growth

To encourage and enable growth, working with a range of partners and organisations to reach new audiences:

a) Coordinating a children and young people participation plan that establishes local youth leagues particularly for baseball and girls fastpitch, underpinned by strong schoolclub links.
b) Further developing adult baseball and softball in the Higher Education and the workplace.
c) Facilitating and enhancing playing opportunities for LGBTQ+ people, women and girls, lower socio-economic communities, BAME people and those with a disability.

◂ Talent development

We will build an effective and efficient talent identification and development pathway:

a) Supporting home-grown talent from all communities, reducing financial barriers that prevent talent from blossoming.
b) Developing and communicating clear performance pathways from grassroots to elite.
c) Delivering regular high-quality coaching opportunities, in appropriate facilities.

◂ Efficient grassroots support services

Spanning baseball and softball, we will support grassroots organisations to be stronger, safer and sustainable:

a) Offering services that add value in safeguarding, integrity, administration, technology and marketing, through collaborative working.
b) Coordinating UK-wide and home country development plans for baseball, and for slow-pitch and fast-pitch softball, spanning grassroots, talent and workforce development.

c) Supporting grassroots organisations to become an important part of their local community.
d) Taking a leading role in enabling the improvement and creation of appropriate local playing facilities.

- Organisational sustainability

Build the organisation and sports to be more financially sustainable, including:

a) Increasing and diversifying our partnerships and funding sources.
b) Realising the potential of our workforce, assets, services and relationships.
c) Increasing funding from events, fundraising and sponsorship.

Archery GB's Strategic Plan (2021-2026)

This Strategic Plan aims to enrich lives through archery and rebuild, reimagine and re-present archery in the next five years. To do this, it has six strategic ambitions:

- Membership structure – an effective and efficient governance and delivery structure for the whole sport, with a member-centric membership offer.
- Empowering workforce – connections that engage, recruit and support the thousands of people who create opportunities for archery to happen.
- Diversity throughout – a diverse and inclusive organisation that enables everyone to be themselves and develop in a way that suits them.
- Archer recruitment – a revitalised club network, rebuilding from the damage of Covid-19, new groups, partnerships, places that increase the breadth of our archery communities.
- Digital first – putting digital transformation at the heart of the organisation, leveraging technology to modernise systems and resources.
- Pathway & podium – redefine GB performance archery and be the pioneers on the world archery stage.

APPENDIX 2: NON TECHNICAL ASSESSMENT SHEETS

Grass football pitch non-technical assessment

Non Technical Visual Quality Assessment - Football

Please complete one form per pitch

Site reference:		**Site Name:**	
6 figure grid reference		**Pitch ID(s):**	
Number of football pitches on site:		**Pitch size:**	(Adult 11v11, Youth 11v11, 9v9, 7v7 Mini, 5v5, 7v7)
Availability		**Are any other pitches marked out over this pitch?**	
		If yes, please indicate what pitches are overmarked? (i.e. one youth pitch is overmarked on a adult pitch) in Pitch Issues	
Weather at time of visit & date of visit			
Pitch Issues:			

Assessment Criteria (please rank each of the following aspects for each pitch with an 'X' in the coloured box to the right of the chosen answer)

Element (Gathered via a non technical site assessment)	**Rating**						**Guidance notes**	**Comments**
Playing surface								
Grass Cover	Good >80%		Adequate 60-80%		Poor <60%		Advice is to walk through the middle of the pitch	
Does the pitch meet The FA minimum size?	Yes - as per the FA recommended size		Within FA recommended guidelines		No		See size chart below for recommended dimensions	
Slope of pitch (gradient and cross fall)	Flat		Moderate		Severe			
Length of grass	Good		Too long		Too short		Good 30mm-50mm, Too long 51mm plus, Too short 29mm less	
Evenness of pitch	Good		Adequate		Poor			
Problem Areas: Evidence of dog fouling/glass/litter/vehicle tracks	None		Yes - some		Yes - lots			
Problem Areas: Evidence of unofficial use/damage to the surface	None		Yes - some		Yes - lots			
Problem Areas: Evidence of poor drainage	No evidence of standing water or poor drainage		Some evidence of poor drainage		Yes, poor drainage			
Maintenance programme (information from maintenance schedule/grounds team/club survey)								**Section total**
Grass cutting	Yes, as required		Yes, but not frequent enough		No			
Seeded	Yes, as required		Not known		No			
Aerated (per year)	Three or more times		Once/ twice		No			
Sand dressed	Within the last 12 months		Within the last 2 years		No			
Fertilised	Within the last 12 months		Within the last 2 years		No			
Weed killed	Within the last 12 months		Within the last 2 years		No			
								Section total

NB If none of this information is provided you should assume that only the grass is being cut and the rest of the maintenance items should be marked with the lowest score option.

PITCH SCORE	0.0%	**RATING**	Poor

Grass rugby pitch non-technical assessment

Non Technical Visual Quality Assessment - Rugby Union

Please complete one form per pitch

Site reference		**Site Name**	
6 figure grid reference		**Pitch ID(s)**	
Date of assessment		**Pitch size**	(Senior, Mini/Midi)
Number of pitches on site		**Are any other pitches marked out over this pitch?**	
Availability		*If yes, please indicate what pitches are overmarked? (i.e. one mini/ midi pitch is overmarked on a senior pitch) in Pitch Issues*	
Community Use - used, Community Use - unused, No Community Use, Available but Unused			
Weather at time of visit			
General comments/observations			

Assessment Criteria (please rank each of the following aspects for each pitch with an 'X' in the coloured box to the right of the chosen answer)

Qualitative information (gathered on site)	**Rating**						**Guidance notes**	**Comments**
Grass Coverage	Good		Adequate		Poor		>90% = good. <80% = poor	
Size of pitch	Acceptable (between recommended minimum and maximum sizes)		Flag for further investigation (below recommended minimum size)		Unacceptable (above maximum size)		Maximum size = width 70m, goal line to goal line 100m, in goal area 22m, run offs 5m where practical. Recommended minimum size = width 68m, goal line to goal line 94m, in goal area 6m, run offs 5m where practical.	
Length of grass	Too Long		Good		Too short		Too long = >75mm. Too short = <50mm	
Problem Areas: Evidence of glass/litter/vehicle tracks/dog fouling	None		Yes - some		Yes lots			
GOALPOSTS								
Are goalposts installed?	Yes		No					
Is there any obvious danger on posts?	Yes		No					
Are the posts stable in the ground?	Yes		No					
Is the crossbar fixed securely?	Yes		No					
Is there evidence of rust on the posts?	Yes		No					
ANCILLARY								
Is the pitch floodlit?	Yes		No					
Is there changing accommodation for the pitch?	Yes		No					
Is an appropriate level of car parking available?	Yes		No					
Pitch maintenance (information gathered via club survey/ pitch provider consultation) - refer to the guidance notes below								
Aerated (per year)	three or more times		twice		once		never	
Sand dressed (per year)	three or more times		twice		once		never	
Fertilised (per year)	three or more times		twice		once		never	
Weed killed (per year)	three or more times		twice		once		never	
Chain harrowed	every week		fortnightly		monthly		never	
								Pitch Maintenance Score
Drainage	Natural (inadequate) **SCORE D0**		Natural (adequate) **SCORE D1**		Pipe drained **SCORE D2**		Pipe and slit drained **SCORE D3**	Unknown **SCORE D0**	**Natural (adequate)** = 3 or less training/match cancellations per season **Natural (inadequate)** = 4 or more training match cancellations per season *Based on a **pipe drained** system at 5m centres that has been installed in the previous eight years **Based on a **slit drained** system at 1m centres completed in the previous five years.	

Artificial grass pitches non-technical assessment (including third generation turf pitches)

Non Technical Visual Quality Assessment - Artifical grass pitches

Site reference		**Site Name**	
6 figure grid reference		**Pitch ID**	
Number of AGPs on site		**Pitch size**	Full (i.e., 100m x 60m) ☐ Half (i.e., 60m x 40m) ☐
Availability			

Community Use - used, Community Use - unused, No Community Use, Available but Unused

Type of pitch					
	Long Pile 3G (65mm with shock pad)	☐	**Medium Pile 3G** (55-60mm)	☐	**Short Pile 3G** (40mm) ☐
	Sand Dressed	☐	**Sand Filled**	☐	**Water based** ☐

Assessment Criteria (please rank each of the following aspects for each pitch with an 'X' in the coloured box to the right of the chosen answer)

Element	**Rating**				**Guidance notes**	**Site comments**
Age of Surface	less than 2 years	2-5 years	5-10 years	over 10 years		
Evidence of moss/lichen (all surfaces)	None	Yes - some		Yes - lots		
Loose gravel (macadam surface)	None	Yes - some		Yes - lots		
Holes or rips in surface (macadam, art. grass or polymeric surfaces)	None	Yes - some		Yes - lots		
Grip underfoot	Good	Adequate		Poor		
Line markings - quality	Good	Adequate		Poor		
Problem Areas: Evidence of Glass/ stones/ litter	None	Yes - some		Yes - lots		
Problem Areas: Evidence of inappropriate use	None	Yes - some		Yes - lots		
Problem Areas: Evidence of damage to surface	None	Yes - some		Yes - lots	If no evidence, assume none.	
Access for disabled players. i.e.: ramps onto courts, width of gates	Good	Adequate		Poor		
Condition of posts/ nets/ goals	Good	Adequate		Poor		
Surrounding fencing	Good	Adequate		Poor		
Adequate safety margins (where appropriate)	Yes - fully	No- but adequate		No - not adequate		
Is the AGP floodlit?	Yes		No			
Is the AGP left open at all times?	Yes		No			
Are there dug outs?	Yes		No			
Are there youth shelters/spectator seating around AGP?	Yes		No			
Is there changing accommodation for the AGP?	Yes		No			

Maximum score	**93**	**Scoring:**	Poor	<=50	Total Score **0**
			Standard	51-79	
			Good	80+	Potential Rating **Poor**

Page 420

Cricket non-technical assessment

Element	Rating						Guidance notes	Comments (use the guidance notes to help complete)
About the cricket outfield								
Grass coverage	Good		Acceptable		Poor		<80% falls below the ECB basic standard	
Length of grass	Good		Acceptable		Poor		Ideally 12mm - 25mm	
Evenness	Even			Uneven			Ball should run without deviation or ramp	
Evidence of Dog fouling/glass/stones/litter?	None		Yes		Immediate action required		May also wish to refer to over-nursery. If yes, refer to contractor/site manager	
Evidence of Unofficial use?	None		Yes		Immediate action required		eg informal, casual use, unbooked use, kids kickabout etc. May also wish to refer to over-nursery. If yes, refer to contractor/site manager	
Evidence of Damage to surface?	None		Yes		Immediate action required		eg from vermin/animals - rabbit, gulls and foxes etc may also wish to refer to over-nursery	
Artifical wickets								
Is the wicket and surrounds married in	Yes			No			There should be no trip points	
Evenness of wicket	Even			Uneven			There should be no contours in surface levels	
Stump holes	Yes			No			Should be no wider than a standard cricket ball	
Moss or materials in the surface	Yes			No			There should be none	
Rips or surface lifting	Yes			No			If "yes" contact site manager	
Surface worn in high traffic areas - creases	Yes			No			If "yes" contact site manager	
Hardness - does the ball rebound when thrown straight down?	Yes			No				
Grass wickets								
Presence of line markings	Yes			No				
Evidence of rolling - is wicket smooth and uniform	Yes			No				
Evidence of straight cut and height	Yes			No			9mm on match wicket/12mm rest of square	
Evidence of repair work on old wickets	Yes			No				
Grass coverage (square and wickets)	Yes			No			<80% falls below the ECB basic standard	
Hardness - does a cricket ball thrown straight down into the surace rebound?	Yes			No				
Changing/ Pavilion								
Umpires provision	Yes			No				
Toilets	Yes			No				
Hot/cold water	Yes			No				
Heating	Yes			No				
Condition of building	Good		Acceptable		Requires attention			
NTP								
Is the wicket and surrounds married in (no trip points)	Yes			No				
Evenness of wicket (no contours in surface levels)	Even			Uneven				
Stump holes (no wider than a standard cricket ball)	Yes			No				
Moss or materials in the surface (should be none)	Yes			No				
No rips or surface lifting	Yes			No				
Surface worn in high traffic areas - crease	Yes			No				
Hardness - does the ball rebound when thrown straight down	Yes			No				
Is the steel frame/posts upright?	Yes			No				
Are steel cross members detached?	Yes			No				
Are all posts and net fixings in place?	Yes			No				
Can a ball pass through any part of the netting?	Yes			No				
Is appropraite safety/supervisory signage present?	Yes			No				

Page 421

Court non-technical assessment (netball and tennis)

Non Technical Visual Quality Assessment - Tennis/ Netball/ Basketball Courts

KKPref							
Site name:							
Number of courts -	**Tennis**		**Netball**		**Basketball**		**Five-a-side**
General Playground or specific sports court area?							
Court surface			**Management**			**Community Use?**	
	Artificial turf, Clay, Grass, Macadam, Polymeric, Shale			Club, LA - Parks, Parish Council, Public, School			

Assessment Criteria (please rank each of the following aspects for each pitch with an 'X' in the coloured box to the right of the chosen answer)

Element	Rating								Comments
About the courts									
Evidence of moss/lichen (all surfaces)	None		Yes - some		Yes - lots				
Loose gravel (macadam surface)	None		Yes - some		Yes - lots				
Holes or rips in surface (macadam, art. grass or polymeric surfa	None		Yes - some		Yes - lots				
Grip underfoot	Good		Adequate		Poor				
Line markings - quality	Good		Adequate		Poor				
Surrounding fencing	Good		Adequate		Poor				
Size of courts	Yes - fully		No- but adequate		No - not adequate				
Adequate safety margins	Yes - fully		No- but adequate		No - not adequate				
Slope of courts	Flat	Slight	Gentle	Moderate	Severe				
Problem Areas: Evidence of Glass/ stones/ litter	None		Yes - some		Yes - lots				
Problem Areas: Evidence of inappropriate use	None		Yes - some		Yes - lots				
Access for disabled players - ie: ramps onto courts, width of gat	Good		Adequate		Poor				
Changing Accomodation									
Changing Accomodation	Yes			No					
About the equipment									
Posts and net	Good		Adequate		Poor				
Are the courts locked when not in use?	Yes			No					
Practice wall	Yes			No					

Bowling green non-technical assessment

Non Technical Visual Quality Assessment - Bowling green

KKPref			
Site name:			
Number of greens			
Flat/crown		**Community Use?**	

Assessment Criteria (please rank each of the following aspects for each pitch with an 'X' in the coloured box to the right of the chosen answer)

Element	Rating						Comments
About the greens							
Grass cover	Over 70%		40-69%		less than 40%		
Evenness of surface	Good		Adequate		Poor		
Signs of wear and tear	None		Yes - some		Yes - lots		
Condition of ditches/boarding	Good		Adequate		Poor		
Surface of surrounding hard areas	Good		Adequate		Poor		
Is the green and surrounding area fenced?	Yes			No			
Fencing around the green and ancillaries	Good		Adequate		Poor		
Problem areas: litter, glass, fouling, leaf fall on the green	None		Yes - some		Yes - lots		
Problem Areas: Evidence of inappropriate use on the green	None		Yes - some		Yes - lots		
Access for disabled players/spectators - ie: ramps onto greens, width of gates	Good		Adequate		Poor		
Ancillary facilities							
Changing Accomodation	Yes			No			
Toilets	Yes			No			
Car parking	Yes			No			

General comments about the site:

Page 423

Athletics tracks non-technical assessment

Non Technical Visual Quality Assessment - Athletics Tracks

KKPref					
Site name:					
Track surface		**Grass, polymeric, cinder, other specify**	**Specify If 'Other'**		
No. of Lanes		**Length of track:**		**Community Use:**	

Assessment Criteria (please rank each of the following aspects for each track with an 'X' in the coloured box to the right of the chosen answer)

Element	Rating						Comments
About the track facilities							
Damage to the track surface	None		Yes - some		Yes - lots		
Grip underfoot	Good		Adequate		Poor		
Line markings - quality	Good		Adequate		Poor		
Track edging	Good		Adequate		Poor		
Disabled access	Good		Adequate		Poor		
Problem Areas: Evidence of Glass/ stones/ litter	None		Yes - some		Yes - lots		
Floodlighting	Yes			No			
Is the track fenced?	Yes			No			
Surface of run ups - long/triple jump, high jump	Good		Adequate		Poor		
Adequate landing areas - jumps	Good		Adequate		Poor		
Adequate safety margins	Yes - fully		No-but adequate		No-not adequate		
Take off boards	Good		Adequate		Poor		
Landing mats	Yes			No			
Surface of throw ing areas - shot, discuss, hammer	Good		Adequate		Poor		
Adequate safety margins - throw s	Good		Adequate		Poor		
Throw ing cages	Yes			No			
Access to toilets	Yes			No			
Changing accomodation	Yes			No			
Changing accomodation - quality	Good		Adequate		Poor		
Club room	Yes			No			
Car parking	Good		Adequate		Poor		

General Comments

ENTER Athletics

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Page 424

KNIGHT, KAVANAGH & PAGE

CHESHIRE EAST COUNCIL
PLAYING PITCH & OUTDOOR SPORT STRATEGY

JANUARY 2024

QUALITY, INTEGRITY, PROFESSIONALISM

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CONTENTS

ABBREVIATIONS 1

PART 1: INTRODUCTION 2

PART 2: VISION AND AIMS 5

PART 3: HEADLINE FINDINGS 7

PART 4: SPORT SPECIFIC ISSUES SCENARIOS AND RECOMMENDATIONS 13

PART 5: STRATEGIC RECOMMENDATIONS 71

PART 6: ACTION PLAN 88

PART 7: HOUSING GROWTH SCENARIOS 175

PART 8: DELIVER THE STRATEGY AND KEEP IT ROBUST AND UP TO DATE 179

CHESHIRE EAST COUNCIL
PLAYING PITCH & OUTDOOR SPORTS STRATEGY

ABBREVIATIONS

3G	Third Generation Turf
AGP	Artificial Grass Pitch
ANOG	Assessing Needs & Opportunities Guide
BCGBA	British Crown Green Bowls Association
CCB	Cheshire Cricket Board
CFA	Cheshire Football Association
DCMS	Department for Culture, Media and Sport
EA	England Athletics
ECB	England & Wales Cricket Board
EH	England Hockey
EL	England Lacrosse
EN	England Netball
FA	Football Association
FC	Football Club
FF	Football Foundation
FIFA	Fédération Internationale de Football Association
FIT	Fields in Trust
FPM	Facilities Planning Model
GIS	Geographic Information System
GMA	Grounds Maintenance Association
GPMF	Grass Pitch Maintenance Fund
HC	Hockey Club
KKP	Knight, Kavanagh and Page
LFFP	Local Football Facility Plan
MUGA	Multi-use games area
NFFS	National Football Facilities Strategy
NGB(s)	National Governing Body (of sport)
NLS	National League System
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
PIP	Pitch Improvement Programme
PPS	Playing Pitch Strategy
PPOSS	Playing Pitch & Outdoor Sport Strategy
PQS	Performance Quality Standard
RE	Rounders England
RFU	Rugby Football Union
RUFC	Rugby Union Football Club
SADPD	Site Allocations and Development Policies Document
U	Under (related to participating age groups)

PART 1: INTRODUCTION

This is the Playing Pitch & Outdoor Sport Strategy (PPOSS) for Cheshire East Council. Building upon the preceding updated Assessment Report, it provides a clear, strategic framework in relation to the provision of playing pitch and outdoor sport facilities. It delivers:

- A vision for the future protection, improvement and development of provision.
- A series of sport-by-sport scenarios and recommendations.
- A series of strategic objectives and recommendations.
- A prioritised area-by-area and site-by-site action plan that prioritises and can address key issues.
- Guidance as to how the PPOSS can be delivered.

The Strategy is delivered in accordance with Sport England's Playing Pitch Strategy (PPS) Guidance (for playing pitch sports) and Sport England's Assessing Needs and Opportunities Guide (for "non-pitch" sports). Sport England's PPS Guidance details a stepped approach, separated into five distinct sections:

- Stage A: Prepare and tailor the approach
- Stage B: Gather information and views on the supply of and demand for provision
- Stage C: Assess the supply and demand information and views
- Stage D: Develop the Strategy
- Stage E: Deliver the Strategy and keep it robust and up to date

This report represents Stage D of the process, with stages A-C covered in the preceding Assessment Report and Stage E ongoing once the study is complete.

The ANOG has a similar staged approach, as follows:

- Stage A: Prepare and tailor the approach.
- Stage B: Gather information on supply and demand.
- Stage C: Assessment – bringing the information together.
- Application: Application of an assessment.

Where not already implemented, the recommendations that come out of this strategy should be translated into local planning policy so that there is a mechanism in place to protect existing provision and to secure investment where the opportunity arises. The lifespan of a PPOSS is considered to be three years, although this can be increased if it is regularly kept up to date.

The PPOSS replaces the existing study for Cheshire East whilst also now covering a wider scope and additional sports. The previous iteration was completed in 2017 before being kept regularly updated (the last update was carried out in 2021).

Study area

The study area is the entire Cheshire East local authority area. However, analysis areas (or sub areas) are also used to allow for more localised analysis in addition to the assessment for the Borough as a whole. For this purpose, three areas have been established via grouping the aforementioned towns/centres together, with a further individual breakdown provided where necessary. This further breakdown differs from previous studies and is most pertinent to the sports with the highest level of participation (e.g., football and cricket) due to them being played more locally and participants being less likely to travel a significant distance to access provision.

The sub-areas are shown in the following figure and table.

Figure 1.1: Analysis areas

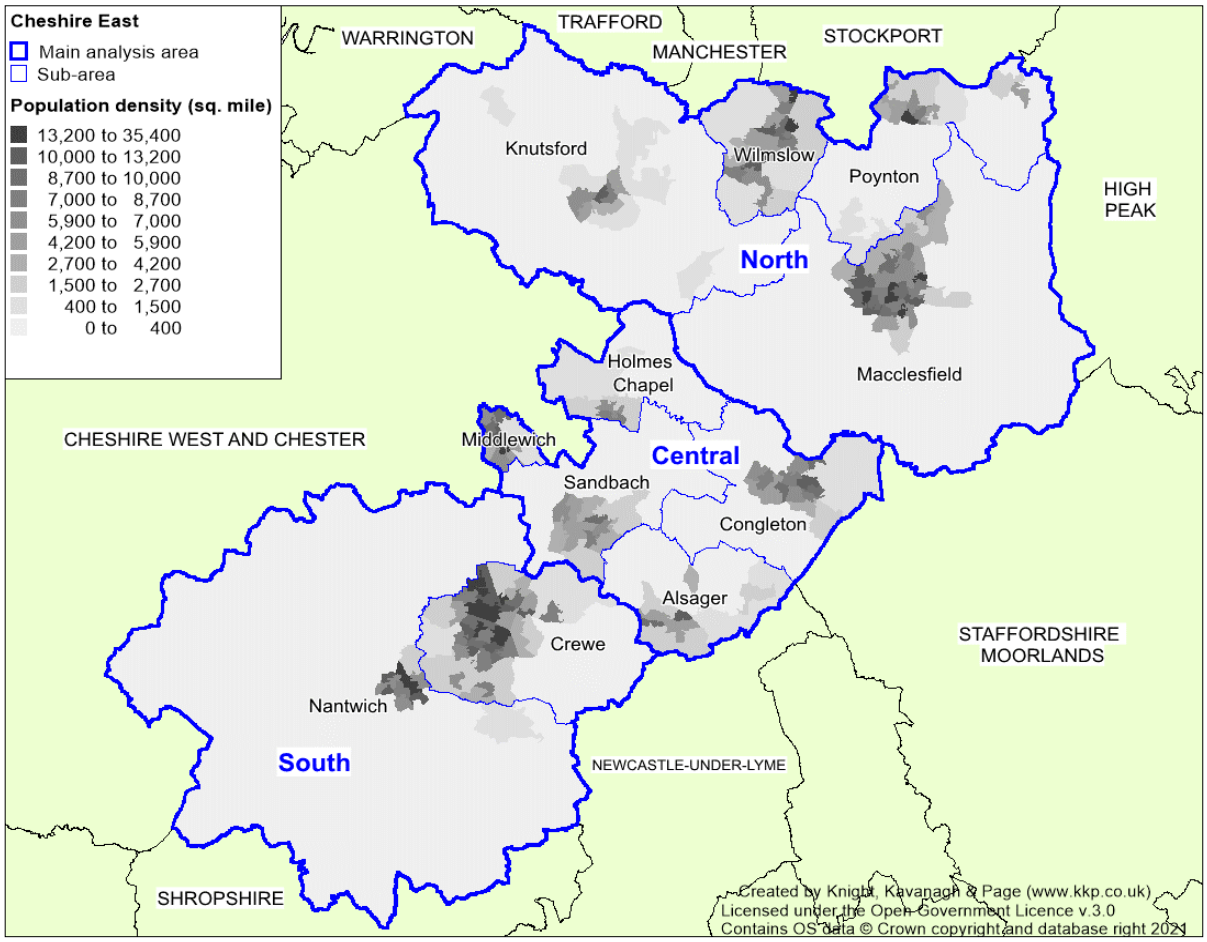


Table 1.1: Analysis area breakdown

Analysis area	Towns/centres
North	Knutsford
	Macclesfield
	Poynton
	Wilmslow
Central	Alsager
	Congleton
	Holmes Chapel
	Middlewich
	Sandbach
South	Crewe
	Nantwich

Agreed scope

As standard, the PPOSS covers the following 'core' playing pitch sports, as follows:

- Cricket
- Football
- Hockey
- Rugby league
- Rugby union

In addition, other grass pitch sports are also included where supply and/or demand has been identified. In Cheshire East, this includes American football, baseball/softball, lacrosse and rounders.

Detail in relation to third generation turf (3G) pitches is also included due to the number of sports such provision can accommodate. This predominately pertains to football but is also relevant to both rugby codes and potentially American football and lacrosse.

In terms of other outdoor sports, the following are included within the scope, as agreed by the Steering Group:

- Archery
- Athletics
- Bowls
- Cycling
- Golf
- Netball
- Tennis (including padel)

Where a sport has not been included, this is because its presence has not been evidenced. However, that is not to say that the sports are not played informally, or that localised demand does not exist.

Sport England's PPS guidance applies to football, rugby union, rugby league cricket and hockey as well as the other grass pitch sports identified. ANOG guidance applies to the remaining 'non-pitch' sports.

Colour coding

For reference, throughout the Strategy, the following colour coding is used in places:

Colour	Meaning
Red	Overplay or a shortfall is identified.
Amber	At capacity.
Green	Spare capacity is identified.

PART 2: VISION AND AIMS

The vision for the Cheshire East PPOSS remains in place from the previous study to provide clear focus with desired long-term outcomes for the study. It seeks to support the Council and its partners in the creation of:

'An accessible, high quality and sustainable network of sports pitches that provides and promotes local opportunities for participation by all residents at all levels of play from grassroots to elite.'

To achieve this strategic vision, the strategy continues to have the following aims - to;

- Ensure that all valuable facilities are protected for the long term benefit of sport.
- Promote a sustainable approach to the provision of playing pitches and management of sports clubs.
- Ensure that there are sufficient facilities in the right place to meet current and projected future demand.
- Ensure that all clubs have access to affordable facilities of appropriate quality to meet current needs and longer term aspirations.
- Ensure that all providers seek to ensure all facilities meet up-to-date standards of accessibility.

In addition, the following overarching aims are based on the three Sport England themes (see figure 2.1 below). It is recommended that these are also adopted by the Council and its partners to enable it to achieve the overall vision of the PPOSS and Sport England planning objectives. Strategy delivery is the responsibility of, and relies upon, all relevant stakeholders.

AIM 1

To **protect** the existing supply of outdoor sport provision and ancillary facilities where it is needed for meeting current and future needs.

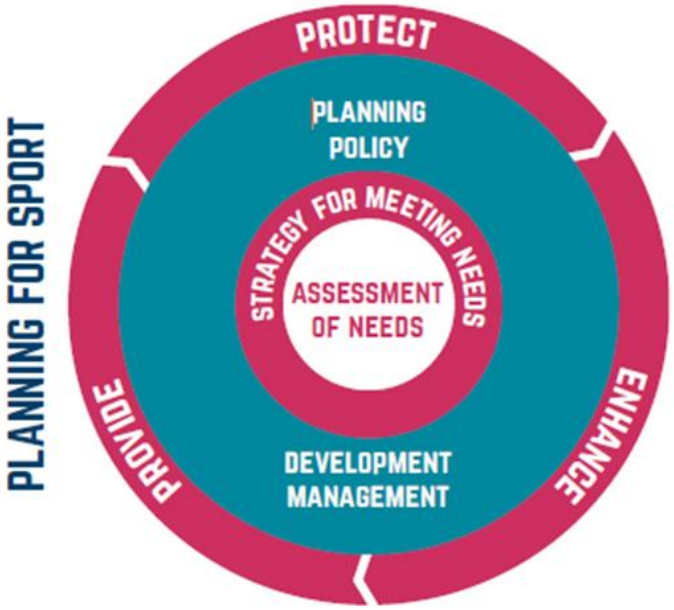
AIM 2

To **enhance** outdoor sport provision and ancillary facilities through improving quality and management of sites.

AIM 3

To **provide** new outdoor sport provision and ancillary facilities where there is current or future demand to do so.

Figure 2.1: Sport England themes



Source: Sport England, Planning for Sport Guidance (2019)

PART 3: HEADLINE FINDINGS

The table below highlights the current quantitative shortfalls for each main pitch sport included within the PPOSS, as identified in the preceding Assessment Report. For qualitative findings and site-specific findings, please see Part 4: Sport Specific Recommendations and Scenarios, and Part 6: Action Plan.

Natural turf pitches have a limit of how much play they can accommodate over a certain period of time before their quality, and in turn their use, is adversely affected. As the main usage of pitches is for matches, it is appropriate for the comparable unit to be match equivalent sessions. The table below therefore uses this for football, rugby union, rugby league and cricket, converting both the amount of play a site can accommodate (its carrying capacity) and how much play takes place (its current use) into the same unit of demand to enable an analysis to be undertaken.

Based on how the sports tend to be played, the match equivalent session unit for football, rugby union and rugby league pitches relates to a typical week within the season for each sport, whereas for cricket, the number of match equivalent sessions is over the course of a season. This is because how much play a cricket pitch can accommodate is primarily determined by the number and quality of wickets on a square, with only one match generally played per pitch per day and with the wickets rotated throughout a season to reduce wear and to allow for repair. Each wicket is therefore able to accommodate a certain amount of play per season as opposed to a week.

For artificial surfaces, the carrying capacity of the provision is much higher, meaning how much play can be accommodated is primarily determined by availability, rather than how usage adversely affects quality, as is the case with grass pitches. Therefore, the total number of pitches required is instead used to form an analysis. This is pertinent to 3G and hockey (sand/water-based pitches).

Table 3.1: Current quantitative headline findings (pitch sports)

Analysis area	Sub analysis area	Pitch/facility type	Current supply/demand balance
Football – grass pitches			
North	Knutsford	Adult	1 match equivalent session
		Youth 11v11	7.5 match equivalent sessions
		Youth 9v9	4 match equivalent sessions
		Mini 7v7	At capacity
		Mini 5v5	At capacity
	Macclesfield	Adult	At capacity
		Youth 11v11	7 match equivalent sessions
		Youth 9v9	8 match equivalent sessions
		Mini 7v7	At capacity
		Mini 5v5	At capacity
	Poynton	Adult	0.5 match equivalent sessions
		Youth 11v11	At capacity
		Youth 9v9	At capacity
		Mini 7v7	At capacity
		Mini 5v5	At capacity
	Wilmslow	Adult	1.5 match equivalent sessions
		Youth 11v11	6.5 match equivalent sessions
		Youth 9v9	2 match equivalent sessions
		Mini 7v7	At capacity
		Mini 5v5	At capacity

Analysis area	Sub analysis area	Pitch/facility type	Current supply/demand balance
Central	Alsager	Adult	1.5 match equivalent sessions
		Youth 11v11	At capacity
		Youth 9v9	At capacity
		Mini 7v7	At capacity
		Mini 5v5	At capacity
	Congleton	Adult	1.5 match equivalent sessions
		Youth 11v11	6 match equivalent sessions
		Youth 9v9	At capacity
		Mini 7v7	At capacity
		Mini 5v5	At capacity
	Holmes Chapel	Adult	0.5 match equivalent sessions
		Youth 11v11	5 match equivalent sessions
		Youth 9v9	At capacity
		Mini 7v7	At capacity
		Mini 5v5	At capacity
	Middlewich	Adult	0.5 match equivalent sessions
		Youth 11v11	0.5 match equivalent sessions
		Youth 9v9	At capacity
		Mini 7v7	At capacity
		Mini 5v5	At capacity
	Sandbach	Adult	0.5 match equivalent sessions
		Youth 11v11	At capacity
		Youth 9v9	At capacity
		Mini 7v7	At capacity
		Mini 5v5	At capacity
South	Crewe	Adult	3 match equivalent sessions
		Youth 11v11	5.5 match equivalent sessions
		Youth 9v9	3 match equivalent sessions
		Mini 7v7	At capacity
		Mini 5v5	At capacity
	Nantwich	Adult	At capacity
		Youth 11v11	At capacity
		Youth 9v9	At capacity
		Mini 7v7	At capacity
		Mini 5v5	At capacity
Cheshire East		**Adult**	**5.5 match equivalent sessions**
		Youth 11v11	**38 match equivalent sessions**
		Youth 9v9	**11 match equivalent sessions**
		Mini 7v7	**At capacity**
		Mini 5v5	**At capacity**
Football – 3G pitches			
North	Knutsford	Full size	1.25 additional 11v11 3G pitches
	Macclesfield	Full size	2.5 additional 11v11 3G pitches
	Poynton	Full size	0.75 additional 11v11 3G pitches
	Wilmslow	Full size	1.5 additional 11v11 3G pitches
Central	Alsager	Full size	At capacity
	Congleton	Full size	At capacity
	Holmes Chapel	Full size	At capacity
	Middlewich	Full size	At capacity
	Sandbach	Full size	0.75 additional 11v11 3G pitches
South	Crewe	Full size	2 additional 11v11 3G pitches
	Nantwich	Full size	0.5 additional 11v11 3G pitches

Analysis area	Sub analysis area	Pitch/facility type	Current supply/demand balance
Cheshire East		**Full size**	**7.5** additional 11v11 3G pitches
Cricket pitches			
North	Knutsford	Senior (Saturday)	24 match equivalent sessions
		Senior (Sunday)	At capacity
		Senior (midweek)	8 match equivalent sessions
	Macclesfield	Senior (Saturday)	29 match equivalent sessions
		Senior (Sunday)	13 match equivalent sessions
		Senior (midweek)	7 match equivalent sessions
	Poynton	Senior (Saturday)	51 match equivalent sessions
		Senior (Sunday)	51 match equivalent sessions
		Senior (midweek)	51 match equivalent sessions
	Wilmslow	Senior (Saturday)	52 match equivalent sessions
		Senior (Sunday)	52 match equivalent sessions
		Senior (midweek)	52 match equivalent sessions
Central	Alsager	Senior (Saturday)	31 match equivalent sessions
		Senior (Sunday)	31 match equivalent sessions
		Senior (midweek)	31 match equivalent sessions
	Congleton	Senior (Saturday)	15 match equivalent sessions
		Senior (Sunday)	15 match equivalent sessions
		Senior (midweek)	15 match equivalent sessions
	Holmes Chapel	Senior (Saturday)	4 match equivalent sessions
		Senior (Sunday)	4 match equivalent sessions
		Senior (midweek)	4 match equivalent sessions
	Middlewich	Senior (Saturday)	At capacity
		Senior (Sunday)	At capacity
		Senior (midweek)	At capacity
	Sandbach	Senior (Saturday)	22 match equivalent sessions
		Senior (Sunday)	2 match equivalent sessions
		Senior (midweek)	22 match equivalent sessions
South	Crewe	Senior (Saturday)	12 match equivalent sessions
		Senior (Sunday)	12 match equivalent sessions
		Senior (midweek)	20 match equivalent sessions
	Nantwich	Senior (Saturday)	10 match equivalent sessions
		Senior (Sunday)	26 match equivalent sessions
		Senior (midweek)	2 match equivalent sessions
Cheshire East		**Senior (Saturday)**	**226 match equivalent sessions**
		Senior (Sunday)	**130 match equivalent sessions**
		Senior (midweek)	**166 match equivalent sessions**
Rugby union – grass pitches			
North		Senior	5 match equivalent sessions
Central		Senior	3.25 match equivalent sessions
South		Senior	1 match equivalent session
Cheshire East		**Senior**	**7.25 match equivalent sessions**
Rugby league – grass pitches			
North		Senior	No current supply or demand
Central		Senior	No current supply or demand
South		Senior	No current supply or demand
Cheshire East		**Senior**	**No current supply or demand**
Hockey - AGPs			
North		Full size	Sufficient supply; however, quality improvements are required.
Central		Full size	Sufficient supply; however, quality improvements are required.

Analysis area	Sub analysis area	Pitch/facility type	Current supply/demand balance
South		Full size	Sufficient supply; however, quality improvements are required.
Cheshire East		**Full size**	**Sufficient supply; however, quality improvements are required.**
Lacrosse – grass pitches			
North		Senior	At capacity.
Central		Senior	No current supply or demand.
South		Senior	No current supply or demand.
Cheshire East		**Senior**	**At capacity.**
American football – grass pitches			
North		Senior	No current supply or demand.
Central		Senior	No current supply or demand.
South		Senior	At capacity.
Cheshire East		**Senior**	**At capacity.**
Rounders – grass pitches			
North		Diamonds	No current supply or demand.
Central		Diamonds	No current community demand.
South		Diamonds	No current community demand.
Cheshire East		**Diamonds**	**No current community demand.**
Baseball/softball – grass pitches			
North		Diamonds	No current supply or demand.
Central		Diamonds	No current supply or demand.
South		Diamonds	No current supply or demand.
Cheshire East		**Diamonds**	**No current supply or demand.**

The following table identifies the quantitative findings overall across Cheshire East after taking into account future demand. This is based on a variety of factors, including population growth and club aspirations, up to the period until 2030 in line with the Council's emerging Local Plan.

Table 3.2: Future quantitative headline findings (pitch sports)

Sport	Pitch/facility type	Future supply/ demand balance (2030)
Football	Adult	2.5 match equivalent sessions
	Youth 11v11	42 match equivalent sessions
	Youth 9v9	14 match equivalent sessions
	Mini 7v7	2.5 match equivalent sessions
	Mini 5v5	1.5 match equivalent sessions
3G pitches	Full size	8.25 match equivalent sessions
Cricket	Senior (Saturday)	286 match equivalent sessions
	Senior (Sunday)	142 match equivalent sessions
	Senior (midweek)	198 match equivalent sessions
Rugby union	Senior	15.5 match equivalent sessions
Rugby league	Senior	No future supply or demand identified
Hockey	Full size	Sufficient supply providing quality improvements take place across poor quality pitches that are currently in use.
Lacrosse	Senior	Poynton Lacrosse Club requires access to increased pitch capacity.
American football	Senior	At capacity.
Rounders	Diamonds	No identified future demand.
Baseball/softball	Diamonds	BSUK identifies that future demand could exist in the area.

For the remaining sports, quantitative shortfalls can be more difficult to determine, with capacity guidance differing and with focus often away from formal activity. The current and future picture for these across Cheshire East is therefore instead summarised in the table below.

Table 3.3: Headline findings (non-pitch)

Sport	Headline findings
Tennis	For club-based tennis, four clubs (Croftside TC, Lindow LTC, Pownall Park TC and Prestbury TC) have potential capacity issues through using LTA guidelines. However, none of these clubs report any capacity issues themselves, and all remaining clubs have spare capacity, which suggests that supply is sufficient to meet such demand across the Borough. For non-club courts, whilst no courts are identified as having any capacity issues, it is clear that the existing supply can be improved through roll-out of LTA products and, where required, quality improvements. Capacity for all tennis courts would also increase via the installation of sports lighting, meaning this should be explored where it is deemed necessary.
Netball	The current stock of netball courts requires investment and need to be better utilised in order to adequately accommodate the demand that exists. This can be achieved via securing tenure at key, well used sites, gaining access to a greater number of sites, especially where multiple courts are provided, improving quality, and through installing sports lighting where such provision would accommodate and attract greater levels of demand.
Bowls	Overall supply is considered sufficient to meet requirements, especially when factoring in the presence of the unused greens. However, at localised level, some sites are oversubscribed, meaning focus should be placed on these to ensure that demand can continue to be adequately accommodated.
Archery	There is currently insufficient provision to adequately cater for archery demand due to capacity pressures existing at Alsager Company of Archers and because North Cheshire Bowmen requires a larger grass area. The outdoor archery range operated by National Archery is not affiliated to Archey GB.
Cycling	Relatively high demand for cycling is identified within Cheshire East, especially when accounting for latent demand. Whilst most of this will fall outside of the club environment and will not require dedicated provision, protecting and sustaining what is provided at Tipkinder Park (Shanaze Reade BMX Track), Weston Pump Track and Windmill Park should be seen as particularly key given the off-road facilities offered. The creation of formal provision in the Central Analysis Area could also be explored to better accommodate demand from across the Borough.
Athletics	Cheshire East is relatively well provided for in relation to athletics tracks, with two synthetic 400-metre facilities provided and with these covering both the northern and southern areas of the Borough. However, demand is also notably high given that both have clubs attached to them, with a large volume of other clubs also existing. As such, priority should be placed on protecting the provision, with quality improvements also required within the lifespan of this study to ensure they remain sufficient to accommodate the level of demand received. In addition, the creation of an additional formal athletics facility could also be explored in the Central Analysis Area given that it is currently without provision – this could be tied into England Athletics new generation of tracks (mini/active/compact tracks).
Golf	Supply is sufficient to meet demand; however, it must be noted that membership levels are well above the national average. This means that some sites will have capacity pressures that would only be amplified if any sites were to be lost. As such, there is a clear need to protect all existing provision and to support sites to ensure that any future demand can be absorbed.

Conclusion

The existing position for all sports is either that demand is being met or that there is a shortfall, whereas the future position shows the exacerbation of shortfalls and the creation of additional shortfalls for some pitch/facility types and in some areas where demand is currently being met.

Where spare capacity exists or where demand is being met, this does not equate to a surplus of provision, with any spare capacity instead considered as a solution to overcoming shortfalls. As such, there is a clear need to protect all existing provision until all demand is met, or there is a requirement to replace provision to an equal or better quantity and quality before it is lost. This is in line with national and local planning policy and Sport England's Playing Fields Policy.

Notwithstanding the above, for the most part, the current shortfalls identified can be met by better utilising current provision. This can be achieved via methods such as improving quality, pitch re-configuration, installing additional sports lighting, enabling access to existing unused provision, such as at unavailable school sites, and bringing disused sites back into use. That being said, there could be a need for some new provision in specific areas to completely alleviate existing and future deficits, especially if other forms of eradicating the shortfalls are not possible (e.g., financially) or where they are not the preferred approach.

In relation to football, there is also a specific shortfall of 3G pitches that can only be met through increased provision. This is particularly the case when also factoring in future demand.

PART 4: SPORT SPECIFIC ISSUES SCENARIOS AND RECOMMENDATIONS

In this section, in order to help develop actions for each sport, and to understand their potential impact, a number of relevant scenario questions are tested against the findings evidences in the preceding Assessment Report for each sport. This then informs the sport specific recommendations.

The included scenarios focus on the impact that they will have on the shortfalls and key issues identified and how they can be overcome. However, whilst each can improve the picture to a greater or lesser extent, it should be noted that carrying out some scenarios to the fullest degree is likely to be unviable and that a combination of actions will instead be required to ensure that all current and future demand can be met.

For some sports, no scenarios are included, although that is not to say that no action is required. Instead, recommendations are clear without the requirement for scenarios to be tested.

Football – grass pitches

Assessment Report summary

Football – supply and demand summary

- In total, 17 pitches display some level of actual spare capacity across 11 sites, equating to 13.5 match equivalent sessions, whereas 39 pitches across 22 sites are overplayed by a combined total of 57 match equivalent sessions per week.
- Overall, it is determined that there is current and future spare capacity for adult football and a significant shortfall of capacity for both youth 11v11 and youth 9v9 football, whilst mini football is at capacity.
- There is now a larger shortfall of youth 11v11 and youth 9v9 pitches when compared to 2021 findings, although previous shortfalls of adult and mini pitches have been eradicated.
- For adult football, the improved picture is seemingly a consequence of many youth teams transferring demand from adult pitches to youth pitches (resulting in the increased youth pitch shortfalls), whereas for mini pitches it is due to an increased level of activity taking place via 3G pitches.

Football – supply summary

- The audit identifies 310 grass football pitches within Cheshire East across 172 sites, with 250 pitches available for community use across 136 sites.
- Overall, since the 2021 PPS study, the total number of pitches has decreased by 10%.
- There are seven disused sites identified that have historically offered football pitches.
- Future provision could be established at Land North of Glastonbury Drive as well as at the Crown Estates site in Knutsford, as part of the Garden Village development in Handforth, and at Egerton Youth Club.
- 30 teams (representing 4% of demand) are currently without security of tenure at their venues, including Knutsford FC following the expiration of its lease agreement.
- Of the community available pitches, 130 are managed by education operators, 85 by the Council or its leisure provider, 32 by clubs and three by other entities.
- 24 community available pitches are assessed as good quality, 165 as standard and 61 as poor.
- There are 91 pitches not serviced by accessible changing accommodation, whilst 52 are serviced by poor quality facilities.

Football - demand summary

- A total of 776 teams across 82 clubs are identified as playing within Cheshire East, with this equating to 136 senior men's, 24 senior women's, 332 youth boys', 60 youth girls' and 224 mini soccer teams.
- Since the previous study was last updated in 2021, the total number of teams has increased from 692 teams to 776 teams, representing a growth of 84 teams, which is substantial.

- Overall, 57 teams are exported outside of Cheshire East to fulfil match demand, although this is predominately due to accessing central venue structures.
- Many teams import demand into Cheshire East, which is also a consequence of central venues being used by leagues such as the Alexandra Soccer League and the South Cheshire Youth League.
- Seven clubs indicate that they could field more teams if they had access to more pitches (latent/unmet demand).
- Team generation rates predict an increase amounting to six adult, eight youth 11v11, six youth 9v9, five mini 7v7 and three mini 5v5 teams, whilst nine clubs have aspirations to grow by a total of 59 teams.
- Crewe FC, Holmes Chapel Hurricanes FC, Nantwich Town FC and Sandbach United FC also express an aspiration to grow but do not quantify this potential.

Scenarios

Improving pitch quality

In total, there are 40 pitches in Cheshire East across 23 sites that are overplayed by a combined total of 57 match equivalent sessions per week. Improving quality of such provision will increase capacity across the sites and as a consequence reduce both current and future shortfalls across the Borough.

To illustrate the above, Table 4.1 highlights that the large majority of existing overplay would be alleviated if quality improved to good at each site. As a reminder, the capacity rating for each type and quality rating is:

Adult pitches		Youth pitches		Mini pitches	
Pitch quality	**Matches per week**	**Pitch quality**	**Matches per week**	**Pitch quality**	**Matches per week**
Good	3	Good	4	Good	6
Standard	2	Standard	2	Standard	4
Poor	1	Poor	1	Poor	2

Table 4.1: Overplay if all overplayed pitches were good quality (match equivalent sessions)

Site ID	Site name	Sub analysis area	Pitch type	No. of pitches	Current quality	Current capacity rating	Good quality capacity rating
34	Congleton High School	Congleton	Youth (11v11)	2	Standard	0.5	3.5
35	Congleton Road	Macclesfield	Youth (9v9)	1	Poor	1	2
43	Eaton Bank Academy	Congleton	Youth (11v11)	2	Standard	5	1
44	Egerton Youth Club	Knutsford	Adult	1	Good	1.5	1.5
			Youth (11v11)	3	Standard	7	1
			Youth (9v9)	1	Standard	4	2
58	Holmes Chapel Leisure Centre	Holmes Chapel	Adult	1	Standard	0.5	0.5
			Youth (11v11)	1	Standard	5	3

Site ID	Site name	Sub analysis area	Pitch type	No. of pitches	Current quality	Current capacity rating	Good quality capacity rating
61	Jim Evison Playing Fields	Wilmslow	Youth (11v11)	1	Standard	2	0
			Youth (9v9)	1	Standard	2	0
69	Lacey Green Pavilion	Wilmslow	Youth (11v11)	2	Poor	3	3
75	Malbank School & Sixth Form College	Nantwich	Adult	3	Poor	1	5
84	Middlewich Town Football Club	Middlewich	Adult	1	Standard	0.5	0.5
107	Sandbach Community Football Centre	Sandbach	Adult	2	Good	0.5	0.5
117	St John's Road	Congleton	Youth (11v11)	1	Poor	0.5	2.5
128	The Macclesfield Academy/Macclesfield College	Macclesfield	Youth (11v11)	2	Standard	1.5	2.5
			Youth (9v9)	1	Standard	1.5	0.5
130	The Peacock Sports Ground	Crewe	Youth (11v11)	2	Standard	5.5	1.5
132	Tytherington Pitches (Rugby Drive)	Macclesfield	Youth (9v9)	1	Standard	5	3
133	Upcast Lane	Wilmslow	Youth (11v11)	1	Poor	1.5	1.5
144	Eric Swan Sports Ground	Crewe	Adult	1	Standard	0.5	1.5
151	All Hallows Catholic College	Macclesfield	Youth (11v11)	2	Poor	1.5	4.5
191	Hurdsfield Community Primary School	Macclesfield	Youth (9v9)	1	Poor	1.5	1.5
199	Middlewich Primary School	Middlewich	Youth (11v11)	1	Standard	0.5	1.5
248	Jasmine Park	Macclesfield	Youth (11v11)	2	Standard	3.5	2.5
253	Alsager Sports Hub	Alsager	Adult	1	Standard	0.5	1.5
260	Ilford Playing Fields (Mobberley)	Knutsford	Youth (11v11)	1	Poor	0.5	2.5

Site ID	Site name	Sub analysis area	Pitch type	No. of pitches	Current quality	Current capacity rating	Good quality capacity rating
268	Gawsworth Primary School	Macclesfield	Youth (11v11)	1	Poor	0.5	2.5

As seen, a large proportion of pitches could accommodate current demand if quality improved to good, with only 13 of the 40 remaining overplayed. These are identified at All Hallows Catholic College, Congleton High School, Eaton Bank Academy, Egerton Youth Club, Holmes Chapel Leisure Centre, Hurdsfield Community Primary School, Middlewich Primary School, Sandbach Community Football Centre, The Macclesfield Academy, The Peacock Sports Ground and Tytherington Pitches. These receive particularly high levels of demand, and in some cases, quality is already good (i.e., at Sandbach Community Football Centre).

Improving quality as set out above will eradicate existing pitch shortfalls across youth 11v11 and youth 9v9 pitches on a Borough-wide basis, with overall spare capacity therefore created. In addition, spare capacity of adult pitches would increase, whilst both mini 7v7 and mini 5v5 pitches would remain at capacity.

Table 4.2: Impact on supply and demand if quality of overplayed pitches improved to good

Analysis area	Sub analysis area	Pitch type	Current supply/ demand balance (match equivalent sessions)	Potential supply/ demand balance (match equivalent sessions)
Football – grass pitches				
North	Knutsford	Adult	1	1
		Youth 11v11	7.5	1.5
		Youth 9v9	4	2
		Mini 7v7	0	0
		Mini 5v5	0	0
	Macclesfield	Adult	0	0
		Youth 11v11	7	7.5
		Youth 9v9	8	1.5
		Mini 7v7	0	0
		Mini 5v5	0	0
	Poynton	Adult	0.5	0.5
		Youth 11v11	0	0
		Youth 9v9	0	0
		Mini 7v7	0	0
		Mini 5v5	0	0
	Wilmslow	Adult	1.5	1.5
		Youth 11v11	6.5	4.5
		Youth 9v9	2	0
		Mini 7v7	0	0
		Mini 5v5	0	0
Central	Alsager	Adult	1.5	3.5
		Youth 11v11	0	0
		Youth 9v9	0	0
		Mini 7v7	0	0
		Mini 5v5	0	0
	Congleton	Adult	1.5	1.5
		Youth 11v11	6	0.5
		Youth 9v9	0	0

Analysis area	Sub analysis area	Pitch type	Current supply/ demand balance (match equivalent sessions)	Potential supply/ demand balance (match equivalent sessions)
		Mini 7v7	0	0
		Mini 5v5	0	0
	Holmes Chapel	Adult	0.5	0.5
		Youth 11v11	5	3
		Youth 9v9	0	0
		Mini 7v7	0	0
		Mini 5v5	0	0
	Middlewich	Adult	0.5	0.5
		Youth 11v11	0.5	0
		Youth 9v9	0	0
		Mini 7v7	0	0
		Mini 5v5	0	0
	Sandbach	Adult	0.5	0.5
		Youth 11v11	0	0
		Youth 9v9	0	0
		Mini 7v7	0	0
		Mini 5v5	0	0
South	Crewe	Adult	3	5
		Youth 11v11	5.5	1.5
		Youth 9v9	3	3
		Mini 7v7	0	0
		Mini 5v5	0	0
	Nantwich	Adult	0	6
		Youth 11v11	0	0
		Youth 9v9	0	0
		Mini 7v7	0	0
		Mini 5v5	0	0
Cheshire East		**Adult**	**5.5**	**17.5**
		Youth 11v11	**38**	**9.5**
		Youth 9v9	**11**	**1**
		Mini 7v7	**0**	**0**
		Mini 5v5	**0**	**0**

In addition, the future shortfall of youth 11v11 pitches would be eradicated and spare capacity would be produced, whilst future spare capacity of adult pitches would increase significantly. Each remaining pitch type would still display a future shortfall, as shown in the table below.

Table 4.3: Future supply and demand if quality of overplayed pitches improved to good quality

Pitch type	Demand (match equivalent sessions)	
	Future total	Potential future total
Adult	2.5	14
Youth 11v11	42	5.5
Youth 9v9	14	2
Mini 7v7	2.5	2.5
Mini 5v5	1.5	1.5

Providing security of tenure

Currently, 128 match equivalent sessions per week are played on unsecured pitches across Cheshire East, which is a substantial amount. If these pitches were to fall out of use, on a Borough-wide level, shortfalls would exist across all pitch types and in most sub areas.

Table 4.4: Current supply and demand balance without unsecure sites

Analysis area	Sub analysis area	Pitch type	Current supply/ demand balance (match equivalent sessions)	Potential supply/ demand balance (match equivalent sessions)
Football – grass pitches				
North	Knutsford	Adult	1	2
		Youth 11v11	7.5	8.5
		Youth 9v9	4	5
		Mini 7v7	0	0
		Mini 5v5	0	0
	Macclesfield	Adult	0	2
		Youth 11v11	7	13
		Youth 9v9	8	14
		Mini 7v7	0	3
		Mini 5v5	0	3
	Poynton	Adult	0.5	0.5
		Youth 11v11	0	0
		Youth 9v9	0	0
		Mini 7v7	0	1
		Mini 5v5	0	3
	Wilmslow	Adult	1.5	1.5
		Youth 11v11	6.5	6.5
		Youth 9v9	2	4
		Mini 7v7	0	6
		Mini 5v5	0	4
Central	Alsager	Adult	1.5	1.5
		Youth 11v11	0	0
		Youth 9v9	0	0
		Mini 7v7	0	2
		Mini 5v5	0	1
	Congleton	Adult	1.5	1.5
		Youth 11v11	6	6
		Youth 9v9	0	1
		Mini 7v7	0	2
		Mini 5v5	0	1
	Holmes Chapel	Adult	0.5	0.5
		Youth 11v11	5	7
		Youth 9v9	0	3
		Mini 7v7	0	2
		Mini 5v5	0	0
	Middlewich	Adult	0.5	0.5
		Youth 11v11	0.5	1
		Youth 9v9	0	2
		Mini 7v7	0	1
		Mini 5v5	0	0
	Sandbach	Adult	0.5	0.5
		Youth 11v11	0	0

Analysis area	Sub analysis area	Pitch type	Current supply/ demand balance (match equivalent sessions)	Potential supply/ demand balance (match equivalent sessions)
		Youth 9v9	0	0
		Mini 7v7	0	0
		Mini 5v5	0	1
South	Crewe	Adult	3	1.5
		Youth 11v11	5.5	8.5
		Youth 9v9	3	1
		Mini 7v7	0	2
		Mini 5v5	0	4
	Nantwich	Adult	0	4
		Youth 11v11	0	5
		Youth 9v9	0	2
		Mini 7v7	0	5
		Mini 5v5	0	1
Cheshire East		**Adult**	**5.5**	**3.5**
		Youth 11v11	**38**	**55.5**
		Youth 9v9	**11**	**28**
		Mini 7v7	**0**	**24**
		Mini 5v5	**0**	**18**

In addition, future shortfalls would be substantial for all pitch types. This shows the importance of securing long-term security of tenure at sites that do not currently provide this.

Table 4.5: Future supply and demand without unsecured sites

Pitch type	Demand (match equivalent sessions)	
	Future total	Potential future total
Adult	2.5	6.5
Youth 11v11	42	59.5
Youth 9v9	14	31
Mini 7v7	2.5	26.5
Mini 5v5	1.5	19.5

Conversely, 64.5 match equivalent sessions of spare capacity per week are currently discounted due to some sites having unsecure tenure. As such, securing tenure across these would provide increased levels of spare capacity which would then reduce existing shortfalls.

Across Cheshire East as a whole, if tenure was secured at all community available sites, a shortfall of youth 11v11 pitches would remain, although at a diminished level, whereas shortfall for youth 9v9 pitches would be alleviated. Furthermore, spare capacity would be created on mini 7v7 and mini 5v5 pitches, whilst spare capacity would increase on adult pitches.

Table 4.6: Current supply and demand balance with all sites secured

Analysis area	Sub analysis area	Pitch type	Current supply/ demand balance (match equivalent sessions)	Potential supply/ demand balance (match equivalent sessions)
Football – grass pitches				
North	Knutsford	Adult	1	0
		Youth 11v11	7.5	6.5
		Youth 9v9	4	4

Analysis area	Sub analysis area	Pitch type	Current supply/ demand balance (match equivalent sessions)	Potential supply/ demand balance (match equivalent sessions)
		Mini 7v7	0	0
		Mini 5v5	0	0
	Macclesfield	Adult	0	1
		Youth 11v11	7	6
		Youth 9v9	8	7
		Mini 7v7	0	3
		Mini 5v5	0	4
	Poynton	Adult	0.5	0.5
		Youth 11v11	0	0
		Youth 9v9	0	0
		Mini 7v7	0	1
		Mini 5v5	0	3
	Wilmslow	Adult	1.5	1.5
		Youth 11v11	6.5	6.5
		Youth 9v9	2	0
		Mini 7v7	0	1
		Mini 5v5	0	3
Central	Alsager	Adult	1.5	1.5
		Youth 11v11	0	0
		Youth 9v9	0	0
		Mini 7v7	0	0
		Mini 5v5	0	1
	Congleton	Adult	1.5	1.5
		Youth 11v11	6	6
		Youth 9v9	0	1
		Mini 7v7	0	3
		Mini 5v5	0	1
	Holmes Chapel	Adult	0.5	0.5
		Youth 11v11	5	3
		Youth 9v9	0	3
		Mini 7v7	0	2
		Mini 5v5	0	0
	Middlewich	Adult	0.5	0.5
		Youth 11v11	0.5	0.5
		Youth 9v9	0	1
		Mini 7v7	0	0
		Mini 5v5	0	0
	Sandbach	Adult	0.5	0.5
		Youth 11v11	0	0
		Youth 9v9	0	0
		Mini 7v7	0	0
		Mini 5v5	0	1
South	Crewe	Adult	3	4
		Youth 11v11	5.5	3.5
		Youth 9v9	3	3
		Mini 7v7	0	1
		Mini 5v5	0	1
	Nantwich	Adult	0	0.5
		Youth 11v11	0	5
		Youth 9v9	0	2
		Mini 7v7	0	5

Analysis area	Sub analysis area	Pitch type	Current supply/ demand balance (match equivalent sessions)	Potential supply/ demand balance (match equivalent sessions)
		Mini 5v5	0	1
Cheshire East		**Adult**	**5.5**	**10**
		Youth 11v11	**38**	**27**
		Youth 9v9	**11**	**0**
		Mini 7v7	**0**	**17**
		Mini 5v5	**0**	**15**

In addition, the future shortfall across Cheshire East of youth 11v11 and youth 9v9 match equivalent sessions would reduce, whilst spare capacity would exist on adult, mini 7v7 and mini 5v5 pitches.

Table 4.7: Future supply and demand with tenure secured at all sites

Pitch type	Demand (match equivalent sessions)	
	Future total	Potential future total
Adult	2.5	7
Youth 11v11	42	31
Youth 9v9	14	3
Mini 7v7	2.5	13.5
Mini 5v5	1.5	13.5

Notwithstanding the above, it should be noted that this scenario assumes that any increased usage of relevant sites will not compromise on existing quality (as this would reduce capacity). Schools in particular are often reluctant to commit to offering provision to the community as they want to preserve quality for school use, meaning that this is something that will need to be overcome.

Of particular focus should be unavailable and unsecure sites that offer a large quantity of pitches as securing access to these would be most impactful. Examples include Brine Leas School, Malbank School & Sixth Form College, Poynton High School, The Macclesfield Academy/Macclesfield College, Wilmslow High School and Sandbach School (Boys).

Actioning each of the above scenarios

Via a combination of improving pitch quality at overplayed sites and at LFFP sites, as well as securing tenure, all current shortfalls in Cheshire East would be alleviated on a Borough-wide basis. This is shown below.

Table 4.8: Impact of actioning all scenarios

Analysis area	Sub analysis area	Pitch type	Current supply/ demand balance (match equivalent sessions)	Potential supply/ demand balance (match equivalent sessions)
Football – grass pitches				
North	Knutsford	Adult	1	0
		Youth 11v11	7.5	2.5
		Youth 9v9	4	2
		Mini 7v7	0	0
		Mini 5v5	0	0
	Macclesfield	Adult	0	1

Analysis area	Sub analysis area	Pitch type	Current supply/ demand balance (match equivalent sessions)	Potential supply/ demand balance (match equivalent sessions)
		Youth 11v11	7	14.5
		Youth 9v9	8	2.5
		Mini 7v7	0	3
		Mini 5v5	0	4
	Poynton	Adult	0.5	0.5
		Youth 11v11	0	0
		Youth 9v9	0	0
		Mini 7v7	0	1
		Mini 5v5	0	3
	Wilmslow	Adult	1.5	1.5
		Youth 11v11	6.5	4.5
		Youth 9v9	2	0
		Mini 7v7	0	1
		Mini 5v5	0	3
Central	Alsager	Adult	1.5	3.5
		Youth 11v11	0	0
		Youth 9v9	0	0
		Mini 7v7	0	1
		Mini 5v5	0	1
	Congleton	Adult	1.5	3.5
		Youth 11v11	6	5.5
		Youth 9v9	0	1
		Mini 7v7	0	2
		Mini 5v5	0	1
	Holmes Chapel	Adult	0.5	0.5
		Youth 11v11	5	1
		Youth 9v9	0	6
		Mini 7v7	0	2
		Mini 5v5	0	0
	Middlewich	Adult	0.5	0.5
		Youth 11v11	0.5	2.5
		Youth 9v9	0	4
		Mini 7v7	0	0
		Mini 5v5	0	0
	Sandbach	Adult	0.5	0.5
		Youth 11v11	0	0
		Youth 9v9	0	0
		Mini 7v7	0	0
		Mini 5v5	0	1
South	Crewe	Adult	3	8
		Youth 11v11	5.5	0.5
		Youth 9v9	3	6
		Mini 7v7	0	1
		Mini 5v5	0	1
	Nantwich	Adult	0	14.5
		Youth 11v11	0	5
		Youth 9v9	0	2
		Mini 7v7	0	5
		Mini 5v5	0	1
Cheshire East		**Adult**	**5.5**	**40**
		Youth 11v11	**38**	**42.5**

Analysis area	Sub analysis area	Pitch type	Current supply/ demand balance (match equivalent sessions)	Potential supply/ demand balance (match equivalent sessions)
		Youth 9v9	**11**	**19.5**
		Mini 7v7	**0**	**19**
		Mini 5v5	**0**	**15**

Some localised shortfalls would still be prevalent in Knutsford and Sandbach; however, this related to only one pitch type for each. Furthermore, enough spare capacity would exist on other pitch types to alleviate this via pitch re-configuration.

In addition, all identified future shortfalls across the Borough would also be eradicated, with considerable spare capacity created on each pitch type, as shown below.

Table 4.9: Future supply and demand if each scenarios were actioned

Pitch type	Demand (match equivalent sessions)	
	Future total	Potential future total
Adult	2.5	37
Youth 11v11	42	38.5
Youth 9v9	14	16.5
Mini 7v7	2.5	11
Mini 5v5	1.5	12

Accounting for club future demand aspirations

During consultation, eight clubs report aspirations to increase its number of teams that they provide, equating to a predicted growth of 52 teams. This has previously been discounted from calculations as it is considered to be more aspirational than future growth predicted via population growth; however, the table below explores the impact if such demand is realised.

Table 4.10: Supply and demand with club future demand aspirations accounted for

Analysis area	Sub analysis area	Pitch type	Current supply/ demand balance (match equivalent sessions)	Potential supply/ demand balance (match equivalent sessions)
Football – grass pitches				
North	Knutsford	Adult	1	2
		Youth 11v11	7.5	8
		Youth 9v9	4	4
		Mini 7v7	0	0
		Mini 5v5	0	0.5
	Macclesfield	Adult	0	0
		Youth 11v11	7	7
		Youth 9v9	8	8
		Mini 7v7	0	0
		Mini 5v5	0	0
	Poynton	Adult	0.5	3.5
		Youth 11v11	0	3.5
		Youth 9v9	0	3
		Mini 7v7	0	2.5
		Mini 5v5	0	2.5
	Wilmslow	Adult	1.5	0

Analysis area	Sub analysis area	Pitch type	Current supply/ demand balance (match equivalent sessions)	Potential supply/ demand balance (match equivalent sessions)
		Youth 11v11	6.5	9
		Youth 9v9	2	4
		Mini 7v7	0	1
		Mini 5v5	0	1
Central	Alsager	Adult	1.5	1.5
		Youth 11v11	0	0
		Youth 9v9	0	0
		Mini 7v7	0	0
		Mini 5v5	0	0
	Congleton	Adult	1.5	1.5
		Youth 11v11	6	6
		Youth 9v9	0	0
		Mini 7v7	0	0
		Mini 5v5	0	0
	Holmes Chapel	Adult	0.5	0.5
		Youth 11v11	5	5
		Youth 9v9	0	0
		Mini 7v7	0	0
		Mini 5v5	0	0
	Middlewich	Adult	0.5	0.5
		Youth 11v11	0.5	0.5
		Youth 9v9	0	0
		Mini 7v7	0	0
		Mini 5v5	0	0
	Sandbach	Adult	0.5	0.5
		Youth 11v11	0	0
		Youth 9v9	0	0
		Mini 7v7	0	0
		Mini 5v5	0	0
South	Crewe	Adult	3	3
		Youth 11v11	5.5	6
		Youth 9v9	3	3
		Mini 7v7	0	0
		Mini 5v5	0	0
	Nantwich	Adult	0	0
		Youth 11v11	0	0
		Youth 9v9	0	0
		Mini 7v7	0	0
		Mini 5v5	0	0
Cheshire East		**Adult**	**5.5**	**0.5**
		Youth 11v11	**38**	**45**
		Youth 9v9	**11**	**16**
		Mini 7v7	**0**	**3.5**
		Mini 5v5	**0**	**4**

As seen, across Cheshire East, spare capacity would no longer exist on adult pitches and a shortfall would be evident on all pitch types. However, carrying out the scenarios previously referenced would still be sufficient to accommodate this level of growth across Cheshire East as a whole, notwithstanding some increased localised shortfalls.

Table 4.11: Impact of future demand aspirations in addition to actioning other scenarios

Analysis area	Sub analysis area	Pitch type	Current supply/ demand balance (match equivalent sessions)	Potential supply/ demand balance (match equivalent sessions)
Football – grass pitches				
North	Knutsford	Adult	1	1
		Youth 11v11	7.5	2
		Youth 9v9	4	2
		Mini 7v7	0	0
		Mini 5v5	0	0.5
	Macclesfield	Adult	0	1
		Youth 11v11	7	14.5
		Youth 9v9	8	2.5
		Mini 7v7	0	3
		Mini 5v5	0	4
	Poynton	Adult	0.5	1.5
		Youth 11v11	0	2.5
		Youth 9v9	0	3
		Mini 7v7	0	0.5
		Mini 5v5	0	3.5
	Wilmslow	Adult	1.5	3
		Youth 11v11	6.5	13
		Youth 9v9	2	0
		Mini 7v7	0	3
		Mini 5v5	0	5
Central	Alsager	Adult	1.5	3.5
		Youth 11v11	0	0
		Youth 9v9	0	0
		Mini 7v7	0	0
		Mini 5v5	0	1
	Congleton	Adult	1.5	3.5
		Youth 11v11	6	5.5
		Youth 9v9	0	1
		Mini 7v7	0	3
		Mini 5v5	0	1
	Holmes Chapel	Adult	0.5	0.5
		Youth 11v11	5	1
		Youth 9v9	0	6
		Mini 7v7	0	2
		Mini 5v5	0	0
	Middlewich	Adult	0.5	0.5
		Youth 11v11	0.5	2.5
		Youth 9v9	0	4
		Mini 7v7	0	0
		Mini 5v5	0	0
	Sandbach	Adult	0.5	0.5
		Youth 11v11	0	0
		Youth 9v9	0	0
		Mini 7v7	0	0
		Mini 5v5	0	1
South	Crewe	Adult	3	8
		Youth 11v11	5.5	0
		Youth 9v9	3	6

Analysis area	Sub analysis area	Pitch type	Current supply/ demand balance (match equivalent sessions)	Potential supply/ demand balance (match equivalent sessions)
		Mini 7v7	0	1
		Mini 5v5	0	1
	Nantwich	Adult	0	14.5
		Youth 11v11	0	5
		Youth 9v9	0	2
		Mini 7v7	0	5
		Mini 5v5	0	1
Cheshire East		**Adult**	**5.5**	**23.5**
		Youth 11v11	**38**	**59**
		Youth 9v9	**11**	**24**
		Mini 7v7	**0**	**2**
		Mini 5v5	**0**	**0**

Converting pitch types

Currently, 11 sites across Cheshire East contain adult pitches that are being used by youth 11v11 teams (U16s). This means they are playing on the incorrect pitch type, although this is relatively common across the Country (the number doing it in Cheshire East has significantly declined over recent years). The sites in question are:

- Alsager Sports Hub
- Bunbury Playing Field
- Chorley Hall
- Haslington Playing Fields
- Jim Evison Playing Fields
- King George V Playing Fields
- Manchester Road (Knutsford Football Club)
- Mary Dendy Playing Fields
- Middlewich Town Football Club
- Mount Vernon
- Wilmslow Phoenix Sports Club

Of these, the pitches at Haslington Playing Fields and Chorley Hall are used solely for youth 11v11 football. These should therefore be converted as no adult teams will be adversely affected.

Similarly, Mary Dendy Playing Fields, King George V Playing Fields and Jim Evison Playing Fields have enough adult pitches to accommodate the adult football being played at the sites even if one was to be converted to better accommodate the youth 11v11 activity.

The remaining six sites are not overly suitable for conversion. Instead, the youth 11v11 teams playing at the venues should be encouraged, where possible, to transfer demand to alternative sites. This, however, will rely on other scenarios being carried out (e.g., pitch quality improvements and securing tenure). Pitch hire costs may also be prohibitive.

Additional pitches

Should the previously mentioned scenarios be actioned, this would result in there being no requirement for new pitches to be established (other than those that may be needed to, for example, support housing growth). However, this is only if quality improvements and securing tenure across the relevant sites is achievable.

As a guide, the table below explores how many additional pitches may be needed if no other scenarios were actioned. This shows a theoretical requirement for 49 pitches, equating to four adult, 34 youth 11v11 and 11 youth 9v9 pitches. Furthermore, all of these pitches would need to be provided to at least standard quality and offer long-term security of tenure.

Table 4.12: Potential future requirement for new pitches (by sub area)

Analysis area	Sub analysis area	Pitch type	Current supply/ demand balance (match equivalent sessions)	Number of new pitches potentially required	Number of disused pitches
Football – grass pitches					
North	Knutsford	Adult	1	1	-
		Youth 11v11	7.5	8	-
		Youth 9v9	4	4	-
		Mini 7v7	0	-	1
		Mini 5v5	0	-	-
	Macclesfield	Adult	0	-	-
		Youth 11v11	7	7	1
		Youth 9v9	8	8	1
		Mini 7v7	0	-	3
		Mini 5v5	0	-	-
	Poynton	Adult	0.5	-	-
		Youth 11v11	0	-	1
		Youth 9v9	0	-	-
		Mini 7v7	0	-	-
		Mini 5v5	0	-	-
	Wilmslow	Adult	1.5	-	1
		Youth 11v11	6.5	7	-
		Youth 9v9	2	2	-
		Mini 7v7	0	-	-
		Mini 5v5	0	-	-
Central	Alsager	Adult	1.5	--	1
		Youth 11v11	0	-	1
		Youth 9v9	0	-	-
		Mini 7v7	0	-	-
		Mini 5v5	0	-	-
	Congleton	Adult	1.5	-	-
		Youth 11v11	6	-	-
		Youth 9v9	0	-	-
		Mini 7v7	0	-	-
		Mini 5v5	0	-	-
	Holmes Chapel	Adult	0.5	1	1
		Youth 11v11	5	5	-
		Youth 9v9	0	-	-
		Mini 7v7	0	-	-
		Mini 5v5	0	-	-
	Middlewich	Adult	0.5	1	-
		Youth 11v11	0.5	1	-
		Youth 9v9	0	-	-
		Mini 7v7	0	-	-
		Mini 5v5	0	-	-
	Sandbach	Adult	0.5	1	1
		Youth 11v11	0	-	1
		Youth 9v9	0	-	-

Analysis area	Sub analysis area	Pitch type	Current supply/ demand balance (match equivalent sessions)	Number of new pitches potentially required	Number of disused pitches
		Mini 7v7	0	-	1
		Mini 5v5	0	-	-
South	Crewe	Adult	3	-	-
		Youth 11v11	5.5	6	1
		Youth 9v9	3	-	2
		Mini 7v7	0	-	4
		Mini 5v5	0	-	1
	Nantwich	Adult	0	-	-
		Youth 11v11	0	-	-
		Youth 9v9	0	-	1
		Mini 7v7	0	-	3
		Mini 5v5	0	-	-

Alternatively, when looking at the Borough as a whole, 49 new pitches are also theoretically required, although this breaks down as 38 youth 11v11 and 11 youth 9v9 pitches. This is further evidenced in the following table.

Table 4.13: Potential current requirement for new pitches (Borough-wide)

Pitch type	Current supply/ demand balance (match equivalent sessions)	Number of new pitches potentially required
Adult	**5.5**	**-**
Youth 11v11	**38**	**38**
Youth 9v9	**11**	**11**
Mini 7v7	**0**	**-**
Mini 5v5	**0**	**-**

The potential need increases to 61 pitches when accounting for future demand (42 youth 11v11, 14 youth 9v9, three mini 7v7 and two mini 5v5 pitches).

Table 4.14: Potential future requirement for new pitches (Borough-wide)

Pitch type	Future supply/ demand balance (match equivalent sessions)	Number of new pitches potentially required
Adult	**2.5**	**-**
Youth 11v11	**42**	**42**
Youth 9v9	**14**	**14**
Mini 7v7	**2.5**	**3**
Mini 5v5	**1.5**	**2**

Whilst it is unlikely that all of this provision will need to be delivered, it shows the importance of needing to action the other scenarios that have been set out to the fullest possible degree. Moreover, it also identifies a particular potential requirement for additional youth 9v9 and youth 11v11 pitches if other solutions are not possible.

One option to consider for increasing the supply of pitches is to bring disused provision back into use (as identified in table 4.16). This relates to sites such as Brooke Dean Community College, Brook House Playing Field, Cranage Hall, Hazelbadge Road, Lanark Walk, Sandwich Drive and St Barnabas C of E Primary School. However, it should be noted that all but one of the disused sites provides only a single pitch (only Cumberland Arena – Razzer provides more), and in some instances only a mini pitch. Whilst this does not impact on the need for the provision from a planning policy perspective (as any disused provision cannot be said to be surplus to requirements given the shortfalls that exist), it means the impact of reinstatement will be somewhat limited.

Furthermore, many of the disused sites are in areas or provided pitch types where no current shortfalls exist. The only exception to this is in relation to youth 11v11 and youth 9v9 pitches in Macclesfield (relevant to St Barnabas C of E Primary School and St Albans Catholic Primary School), adult pitches in Alsager (relevant to Portland Drive), adult pitches in Sandbach (relevant to Wheelock Playing Field) and youth 11v11 pitches in Crewe (relevant to Cumberland Arena – Razzer).

Increasing the supply of 3G pitches can also assist with reducing grass pitch shortfalls (see 3G scenarios below).

Recommendations

- Protect existing pitches in line with national (i.e. the NPPF and Sport England's Playing Fields Policy) and local planning policy.
- Improve pitch quality with a focus on overplayed pitches and pitches assessed as poor quality and utilise the Football Foundation's PitchPower app to assist in the improvement and ongoing maintenance of provision.
- Support eligible organisations to access funding to improve pitches at their sites, such as through the Football Foundation's Grass Pitch Maintenance Fund (GPMF).
- Explore opportunities for more club-led management and maintenance models and subsequent opportunities to access external funding to improve facilities.
- Provide security of tenure at sites, with a focus on those currently in use by clubs.
- Seek to gain community access to sites that are currently unavailable for community use, particularly within the education centre.
- Continue to convert pitches to a more appropriate pitch type where such demand is already being received and where no teams will be adversely affected (i.e., adult to youth 11v11).
- Increase the stock of pitches where other solutions cannot be carried out to a sufficient level, with a focus on youth provision given the shortfalls that exist.
- Consider bringing disused pitches back into use, particularly when they reside in areas with existing shortfalls, subject to a sustainable programme of use and appropriate quality being developed.
- Improve ancillary facilities where there is a demand to do so and where it can benefit the wider footballing offer, with a particular focus on multi-pitch sites and key sites for the growth of female and adult participation.
- Where appropriate, develop partnerships and/or lease arrangements with large, sustainable, development-minded clubs to manage their own sites.
- Where sports lighting is provided, encourage conversion of halogen systems to LED in order to improve energy efficiency and reduce environmental impact.
- Assess the need for new football provision linked to any large housing development (i.e., over 300 dwellings) and assess this through the production of a sport needs assessment to determine on or off site requirements.
- Where a housing development is not of a size to justify on-site football provision, consider using contributions to improve existing sites within the locality, with priority placed on priorities and needs identified in the PPOSS Action Plan and the LFFP.
- Where a development is of a size to justify on-site football provision, focus on the creation of multi-pitch sites that reduce existing shortfalls.

Third generation turf (3G) pitches

Assessment Report summary

3G – supply and demand summary

- Based on current demand at a Borough-wide level, there is a theoretical shortfall of at least 7.5 full size 3G pitches to meet football training requirements, increasing to 8.25 when accounting for future demand.
- When broken down by analysis area, deficits are identified in the north (Macclesfield, Knutsford, Poynton and Wilmslow), as well as central (Sandbach) and south (Crewe and Nantwich).
- There is also evidence to warrant the creation of additional World Rugby compliant 3G provision given the grass pitch shortfalls evident as this could be a solution to alleviating the deficits (subject to usage level and balance of multi-sport access, this could increase the overall need for 3G pitches).
- For other sports, there is a clear need for lacrosse to have sufficient access to 3G provision, whilst aspirations also exist for American football.

3G – supply summary

- There are 16 full size 3G pitches within Cheshire East, all of which are serviced by sports lighting.
- The pitch at Reaseheath Training Complex is the only pitch considered unavailable for community use.
- In addition, there are also 12 smaller sized 3G pitches, with seven sports-lit and available to the community.
- Plans and/or aspirations exists regarding establishing provision at Congleton Road, Egerton Youth Club, Jim Evison Playing Fields, King George V Playing Fields, Macclesfield Academy/College, Poynton High School, Sandbach Community Football Centre, Sir William Stanier School and Oakwood Farm.
- All but one of the full size 3G pitches are on the FA 3G Pitch Register and sanctioned to host competitive matches (the pitch at Alsager Leisure Centre is awaiting certification), whilst the pitch at Reaseheath College is also World Rugby compliant.
- Of the community available full size pitches, seven are assessed as good quality and eight are assessed as standard quality (none are poor).
- The oldest of the two 3G pitches at Nantwich Town Football Club requires imminent resurfacing due to its age.
- No ancillary facility issues have been identified, although aspirations exist for a separate clubhouse to be established at Congleton High School and for this to service the 3G pitch.

3G – demand summary

- The majority of 3G provision currently servicing Cheshire East is reported by providers and clubs as operating at or close to capacity at peak times, especially during winter months.
- Most of the community-based activity on the 3G pitches is football related, with the exception of rugby union and touch rugby demand at Reaseheath College.
- Demand is received from football clubs not only for training demand but also for match play, with 179 teams currently using 3G provision for this purpose.
- Small-sided commercial football leagues operate at several venues including Cumberland Arena, Nantwich Town Football Club, Sandbach Community Football Centre and Alexandra Soccer Centre.
- Some capacity does remain, such as on pitches operated by Everybody Health & Leisure, where 64 peak time midweek booking slots remain free across four of its five full size pitches in addition to 37 hours at weekends.
- A total of 45% of clubs report that they require additional access to 3G provision, with this representing a high proportion of unmet demand.
- Imported training demand is identified at Alsager Leisure Centre, whilst some 3G match play demand imports into Cheshire East due to the use of central venues by some leagues.
- If future demand from population projections and club aspirations is realised, this will further increase 3G requirements for both football and rugby union.
- In the Poynton Mitigation Strategy, it is recommended that Poynton Lacrosse Club has access to the proposed 3G pitch at Poynton High School in order to accommodate its training demand due to capacity issues on its grass pitches.

Scenarios

Accommodating football training demand

If all teams were to utilise 3G pitches to accommodate their training demand (based on the FA's model of one full size pitch being able to cater for 38 teams) there is a need for 20.5 full size 3G pitch equivalents in Cheshire East (rounded up from 20.42). This means a current shortfall of 7.5 full size 3G pitch equivalents based on the current supply.

Table 4.15: Current demand for 3G pitches in Cheshire East (based on 38 teams per pitch)

Current number of teams	Current full size 3G pitch requirement	Current number of full size 3G pitch equivalents[1]	Current shortfall
776	20.5	13	7.5

Alternatively, the table below considers the number of 3G pitches required if every team was to remain training within the respective analysis area that they play in. This shows an overall shortfall of 9.25 full size 3G pitches and identifies that there are specific shortfalls within Crewe, Knutsford, Macclesfield, Nantwich, Poynton, Sandbach and Wilmslow. The remaining analysis areas have sufficient capacity of 3G provision to meet the current levels of demand, with some theoretically over-supplied (Alsager and Middlewich).

Table 4.16: Current demand for 3G pitches in Cheshire East by analysis area

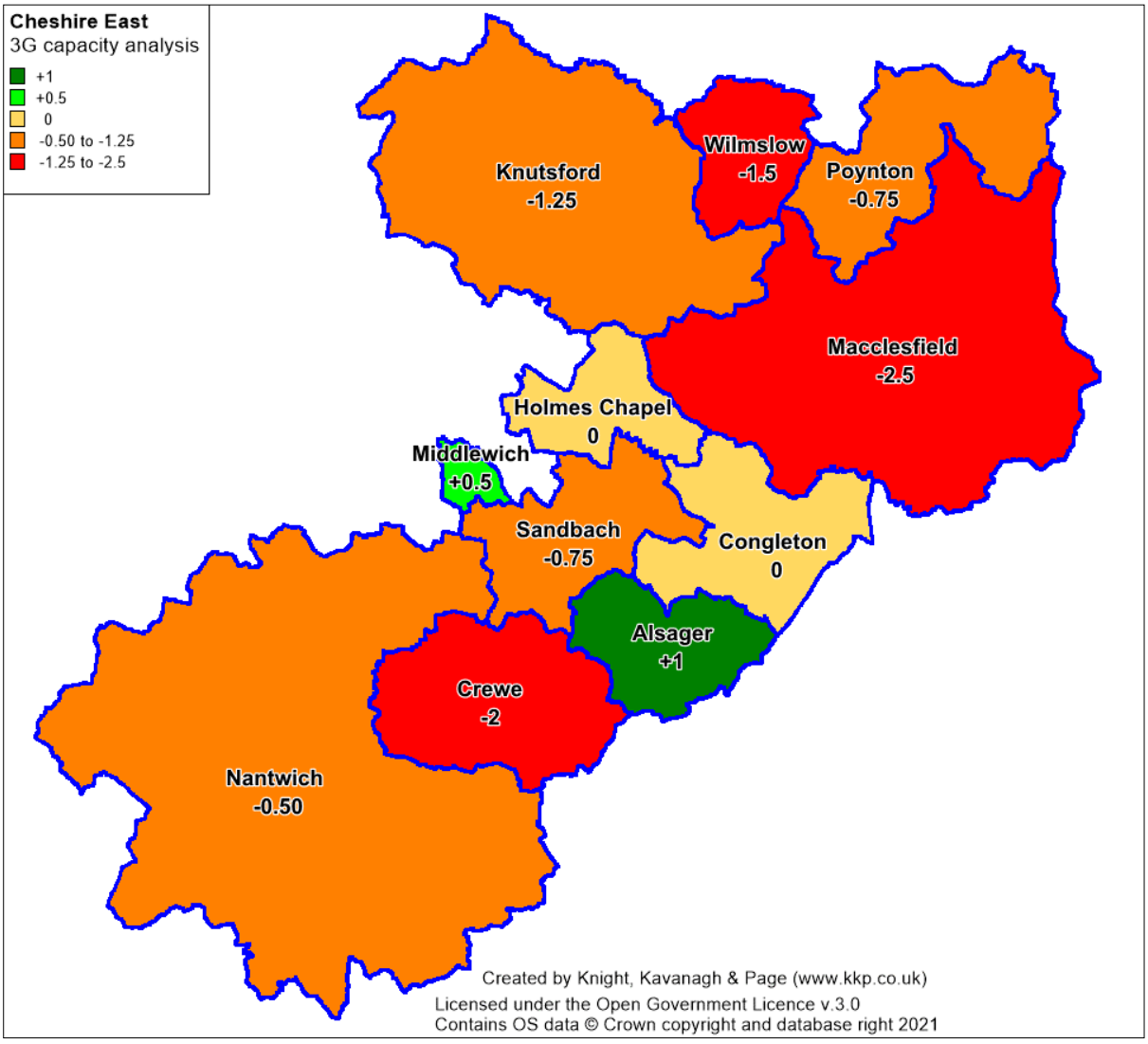
Analysis area	Sub area	Current demand	Current pitch requirement	Current number of full size pitches	Current shortfall
North	Knutsford	82	2.25	1	1.25
	Macclesfield	174	4.5	2	2.5
	Poynton	27	0.75	-	0.75
	Wilmslow	51	1.5	-	1.5
				Sub total	**6**
Central	Alsager	19	0.5	1.5	
	Congleton	72	2	2	
	Holmes Chapel	34	1	1	
	Middlewich	29	0.75	1.25	
	Sandbach	70	1.75	1	0.75
				Sub total	**0.75**
South	Crewe	149	4	2	2
	Nantwich	69	1.75	1.25	0.5
				Sub total	**2.5**
Cheshire East		**776**	**20.75**	**13**	**9.25**

Overall, the number of 3G pitches required within the sub area modelling is higher than the broader analysis of provision across Cheshire East. This is in part due to a theoretical oversupply in Alsager and Middlewich, whilst it is also an impact of how the figures are rounded. In reality, clubs will travel to neighbouring analysis areas to access provision if required, especially if pitches are strategically located in close proximity, meaning that the wider analysis is a more accurate tool for determining overall need and that the number presented within the analysis area approach can be discounted.

[1] Discounts pitches unavailable for community use and those without sports lighting.

A visual representation of the above can be seen in the figure below. This shows where the shortfalls and surpluses are located in proximity to each other as it is possible for an oversupply in some of the areas to meet a shortfall in adjacent areas. As an example, the theoretical oversupply in Alsager could meet some of the deficits in Sandbach and/or Crewe.

Figure 4.1: Current supply/demand balance for 3G pitches by analysis area



Club aspirational future demand

Factoring in aspirational future demand expressed by clubs increases the overall requirement to 21.75 full size 3G pitches, which is based on growth of 52 teams (equating to 1.5 additional pitches). This means a future potential shortfall of 8.75 pitches. Future demand from clubs has not previously been factored in as this is seen as being more aspirational than what is predicted via population growth.

Table 4.17: Future shortfall of 3G pitches to meet football training demand (club aspirations)

Future demand (number of teams)	3G full size pitch requirement	Current number of full size 3G pitches	Future shortfall
828	21.75	13	8.75

At an analysis area level, 0.75 and 0.25 additional pitch requirements are identified in the Poynton and Wilmslow analysis areas, where 31 and 16 additional teams are expressed as future demand by clubs, respectively. This increases the overall future shortfall in the North, as well as to 10.25 3G pitches across Cheshire East.

Table 4.18: Future demand for 3G pitches by analysis area (club aspirations)

Analysis area	Sub area	Future demand	Future full size 3G pitch requirement	Current number of full size pitches	Future shortfall
North	Knutsford	86	2.25	1	1.25
	Macclesfield	174	4.5	2	2.5
	Poynton	58	1.5	-	1.5
	Wilmslow	67	1.75	-	1.75
				Sub total	**6**
Central	Alsager	19	0.5	1.5	-
	Congleton	72	2	2	-
	Holmes Chapel	34	1	1	-
	Middlewich	29	0.75	1.25	-
	Sandbach	70	1.75	1	0.75
				Sub total	**0.75**
South	Crewe	150	4	2	2
	Nantwich	69	1.75	1.25	0.5
				Sub total	**2.5**
Cheshire East		**828**	**21.75**	**13**	**10.25**

Moss Rose Stadium (Macclesfield FC)

If Macclesfield FC is to be promoted into the Football League (as is its ambition), it may need to replace its full size 3G pitch with a grass pitch. It may also decide to do this beforehand to future proof its site, particularly when the existing surface reaches the end of its lifespan, or upgrade to a FIFA Quality Pro pitch. This would then reduce its useability.

Either scenario would in effect lead to a loss of one full size 3G pitch in Cheshire East, which would in turn increase the shortfall of pitches in Macclesfield and across the Borough. The current shortfall across the authority would increase to 7.5 full size pitches, whilst the localised shortfall in Macclesfield would increase to 3.5 full size pitches.

Table 4.19: Demand for 3G pitches in Cheshire East without the pitch at Moss Rose Stadium

Area	Current number of teams	Current full size 3G pitch requirement	Current number of full size 3G pitch equivalents[2]	Current shortfall
Cheshire East	776	20.5	12	8.5
Macclesfield	174	4.5	1	3.5

Moreover, if the pitch at Moss Rose Stadium is lost, Macclesfield FC would need to accommodate the 49 youth and mini teams which currently uses the pitch for match/training demand. For this, the only solution would be for a new pitch to be provided within the Club's vicinity as the existing provision does not have the capacity to accommodate such usage.

[2] Discounts pitches unavailable for community use and without sports lighting.

Moving football match play demand to 3G pitches

In Cheshire East, currently 179 affiliated teams are registered as using 3G pitches for regular match play, which is already a relatively large number. However, to increase such demand, the FA is particularly keen to work with local authorities to understand the potential demand for full size 3G pitches should all competitive matches that are currently played on council pitches be transferred. At peak time for each format of play, this applies to 105 teams in Cheshire East.

Table 4.20: Number of teams currently using council grass pitches

Pitch type	Pitch size	Peak period	No. of teams
Adult	11v11	Sunday AM	32
Youth	11v11	Sunday AM	40
Youth	9v9	Saturday AM	19
Mini	7v7	Saturday AM	11
Mini	5v5	Saturday AM	3
		Total	**105**

The FA suggests an approach for estimating the number of full size 3G pitches required to accommodate the above demand for competitive matches, as seen in the table below.

Table 4.21: Full size 3G pitches required for the transfer of council grass pitch demand

Format	No. of teams at peak time	No. of matches at peak time	No. of 3G units required per match[3]	Total 3G units required	No. of 3G pitches required
Adult	32	16	32	512	8
Youth 11v11	40	20	32	640	10
Youth 9v9	19	9.5	10	95	1.48438
Mini 7v7	11	5.5	8	44	0.6875
Mini 5v5	3	1.5	4	6	0.09375

In total, 18 full size 3G pitches would be required to accommodate all matches played on council pitches (as peak time for adult and youth 11v11 demand is the same). As this is below the number of pitches currently needed to accommodate training demand, it is considered that this is achievable.

An alternative approach to consider is the transfer of all mini football from grass to 3G pitches. As such, the table below tests a scenario that would enable all mini 5v5 and mini 7v7 football to transfer based on a programme of play at current peak time (Saturday AM).

Table 4.22: Moving all mini matches to 3G pitches

Time	Playing format	Total games/teams
9.30am – 10.30am	4 x 5v5	4/8
10.30am – 11.30am	2 x 7v7	2/4
11.30am – 12.30pm	2 x 7v7	2/4
12.30pm – 1.30pm	2 x 7v7	2/4

[3] Based on how pitches are split within a full size 3G pitch

Based on the above programming and separate start times for the formats, the overall need is for 11.5 full size 3G pitches to accommodate all current mini match play demand. This is calculated based on 87 teams playing 5v5 football and 137 teams playing 7v7 football. This could therefore be accommodated on the current supply of pitches, with spare capacity to also cater for other forms of demand.

World Rugby compliant 3G pitches

World Rugby produced the 'performance specification for artificial grass pitches for rugby', more commonly known as 'Regulation 22' that provides the necessary technical detail to produce pitch systems that are appropriate for rugby union. There is currently one World Rugby compliant 3G pitch in Cheshire East, located at Reaseheath College.

No additional grass pitches are necessarily required to meet current shortfalls for rugby union, providing that quality improvements to pitches and additional access to sports lit provision can be accommodated. When accounting for future demand, shortfalls could also be met through quality maximisation/improvement, additional access to existing sports-lit provision and training demand dispersion. However, the creation of additional provision could be explored as an alternative means to reducing deficits, or as a solution if other options are not feasible.

If more World Rugby compliant 3G pitches are to be sought, the Central and North analysis areas are seen as priority locations for provision if accessible to clubs such as Wilmslow RUFC and Sandbach RUFC. These have the largest shortfalls, with the former also expressing an aspiration to access such provision.

Other sporting requirements

Through Poynton Lacrosse Club and UKLacrosse Coaching LTD, there is clear training and match play lacrosse demand for access to the existing 3G pitch at Priory Park (Macclesfield Rugby Club) and the planned 3G pitch at Poynton High School. In addition, Crewe Railroaders has expressed an interest in accessing a 3G pitch at King George V Playing Fields for American football training, if developed.

Although usage by lacrosse and American football clubs will take up capacity on 3G pitches, demand levels are relatively low for both sports and this therefore should not impact on overall requirements i.e., it will not cause issues for either football or rugby union. As such, the existing demand and aspirations should be supported.

Increasing the supply of full size 3G pitches

Based on the previous scenarios, there is an existing theoretical need for at least an additional 7.5 and up to 10.25 full size 3G pitches to meet the current demand in Cheshire East (based on the FA training model). To meet this demand, existing aspirations could be considered to determine if they should be supported. This therefore relates to plans at:

- Congleton Road (Macclesfield)
- Egerton Youth Club (Knutsford)
- Jim Evison Playing Fields (Wilmslow)
- King George V Playing Fields (Crewe)
- Macclesfield Academy/College (Macclesfield)
- Oakwood Farm (Wilmslow)
- Poynton High School (Poynton)
- Sandbach Community Football Centre (Sandbach)
- Sir William Stanier School (Crewe)

The following table summarises where the localised shortfalls exist within the Borough and existing proposals that could meet such shortfalls.

Table 4.23: Summary of new 3G pitch requirements

Sub area	Current supply/ demand balance	Comments
Knutsford	1.25	A shortfall of 1.25 pitches that could mostly be met through future provision aspirations at Egerton Youth Club.
Macclesfield	2.5	A shortfall of 2.5 pitches that could mostly be met through future provision aspirations at Congleton Road and The Macclesfield Academy. However, the shortfall would increase to 3.5 pitches if existing provision at Moss Rose Stadium was to be lost, meaning outstanding need would remain.
Poynton	0.75	A shortfall of 0.75 pitches that could be met through future plans at Poynton High School (as per the Mitigation Strategy).
Wilmslow	1.5	A shortfall of 1.5 pitches that could be met through future provision aspirations at Jim Evison Playing Fields and Oakwood Farm.
Alsager	1	No new pitches required and no plans in place.
Congleton	0	Demand is being met and no plans in place.
Holmes Chapel	0	Demand is being met and no plans in place.
Middlewich	0.5	A minimal oversupply and no plans in place.
Sandbach	0.75	A shortfall of 0.75 pitches that could be met through future provision aspirations at Sandbach Community Football Centre.
Crewe	2	A shortfall of two pitches that could be met through future provision aspirations at King George V Playing Fields and Sir William Stanier School.
Nantwich	0.5	No plans in place to reduce shortfall.

The table below explores what impact these aspirational developments would have across Cheshire East, if they all came to fruition.

Table 4.24: Demand for 3G pitches by analysis area based on existing aspirations

Sub area	Current number of teams	Current 3G pitch requirement[4]	Current number of full size 3G pitch equivalents	3G pitch proposals/ aspirations	Potential shortfall
Knutsford	82	2.25	1	1	0.25
Macclesfield	174	4.5	2	2	0.5
Poynton	27	0.75	-	1	0.25
Wilmslow	51	1.5	-	2	0.5
Alsager	19	0.5	1.5	-	1
Congleton	72	2	2	-	0
Holmes Chapel	34	1	1	-	0
Middlewich	29	0.75	1.25	-	0.5
Sandbach	70	1.75	1	1	0.25
Crewe	149	4	2	2	0
Nantwich	69	1.75	1.25	-	0.5

[4] Rounded to the nearest 0.25

As seen in Table 4.27, existing shortfalls would be eradicated in Poynton, Wilmslow, Sandbach and Crewe, with only Knutsford, Macclesfield and Nantwich still expressing a shortfall. This is minimal in all three areas, and some could potentially be met through a theoretical oversupply elsewhere. However, the shortfall in Macclesfield would be greater if the existing provision at Moss Rose Stadium was to be lost, which would then increase the priority of the area in terms of a need for increased provision.

Notwithstanding the above, it should be noted that the development of a 3G pitch would be subject to obtaining the necessary planning permission. Such a proposal would need to ensure that Sport England's Playing Field Policy as well as paragraph 103 of the NPPF are adhered to, in addition to relevant local planning policy and requirements.

The sites listed within this section of the report could, in theory, be suitable for future development to meet known shortfalls for 3G pitches. However, any brought forward will require a full feasibility study to be undertaken to determine if they are suitable. As such, those referenced should just be considered a starting point for discussion at this time and should be updated as part of the Stage E process.

Recommendations

- Protect current stock of 3G pitches in line with national (i.e. the NPPF and Sport England's Playing Fields Policy) and local planning policy.
- Develop additional 3G pitches to alleviate identified shortfalls, with priority placed on establishing pitches in Knutsford, Macclesfield, Poynton, Wilmslow and Crewe.
- Explore creation of 3G pitches that are both football and rugby union compliant when alleviating shortfalls if they can cater for demand from Wilmslow RUFC or Sandbach RUFC, or support the creation of additional 3G pitches above and beyond football training shortfalls if they can be sustainable.
- Carry out further feasibility work to identify suitable locations for new 3G pitches and ensure this is done in consultation with the relevant stakeholders including Sport England and the appropriate NGBs.
- Ensure that any new 3G pitches are constructed to meet NGB compliant specifications based on proposed users and formats of use.
- Ensure all current and future 3G providers have a sinking fund in place for long-term sustainability and seek to resurface provision when it is required.
- Encourage more football match play demand to transfer to 3G pitches, where possible, particularly from council sites and for mini demand.
- Support the expansion of central venue format play for football in line with the delivery of new 3G pitches.
- Seek FIFA/FA testing of all existing and new 3G pitches and ensure they are on the FA 3G Pitch Register so that they can be used for competitive football matches and ensure re-testing is carried out when it is required.
- For any pitches built to RFU/RFL specifications, seek World Rugby compliancy so that they can be used for full contact activity and ensure re-testing when it is required (every two years).
- Ensure that any new 3G pitches with external funding have community use agreements in place and seek to use this to also tie in access to grass pitch and other sporting provision, where relevant.
- Ensure appropriate continued and future access to 3G provision for other sports where it is desired e.g., for lacrosse and American football.
- Encourage conversion of halogen floodlighting systems to LED to improve energy efficiency and reduce environmental impact.

Rugby union - grass pitches

Assessment Report summary

Rugby union – supply and demand summary

- Despite 17 senior pitches displaying potential spare capacity, only one is considered to provide actual spare capacity (at Crewe Vagrants Sports Club).
- There are seven pitches across six sites that are overplayed by a combined 8.25 match equivalent sessions.
- Overall, there is a shortfall of 7.25 match equivalent sessions to meet current demand, with this increasing to 15.5 match equivalent sessions when accounting for future demand.

Rugby union – supply summary

- There are 44 grass rugby union pitches identified across 22 unique sites, with 34 pitches available for community use across 14 sites.
- There are no disused sites that previously accommodated rugby union pitches, although several sites that are still active previously provided provision.
- Macclesfield RUFC, Knutsford RUFC and Congleton RUFC all aspire to increase the number of pitches that they have access to.
- Tenure is unsecure for Knutsford RUFC at Knutsford Academy as no community use agreement is in place, whereas Holmes Chapel RUFC and Congleton RUFC utilise council provision without a long-term arrangement.
- Of the community available pitches, 13 are assessed as good quality, 17 are assessed as standard quality and four are assessed as poor quality.
- Poor quality pitches are provided at Back Lane, Holmes Chapel Community Centre and Knutsford Academy (lower), with all of these in use by clubs.
- Congleton, Crewe & Nantwich, Knutsford, Macclesfield, Sandbach and Wilmslow rugby clubs all report development plans or issues with their changing and/or wider ancillary facilities.

Rugby union – demand summary

- Seven rugby union clubs play within Cheshire East consisting of 95 teams, which as a breakdown equates to 22 senior men's, three senior women's, 26 age grade boys', nine age grade girls' and 35 age grade mixed teams.
- There has been a small increase in participation recently, particularly relating to Sandbach RUFC, although Congleton RUFC has seen demand decline.
- Sandbach, Knutsford, Macclesfield and Wilmslow rugby clubs all train on pitches with sports lighting, with Crewe & Nantwich RUFC also accessing the World Rugby 3G pitch at Reaseheath College.
- Congleton RUFC is currently training at Congleton High School following the temporary loss of its area at Hankinson's Field (which it will re-use from 2023/2024), whilst Holmes Chapel RUFC is using a disused bowling green via portable lighting.
- Some training demand is exported from Cheshire East to access the World Rugby compliant 3G pitch at Lymm Rugby Club, in Warrington.
- Congleton RUFC reports that being spread across numerous sites is inhibiting its potential to grow, whereas Macclesfield RUFC identifies that it could accommodate more teams if it had more changing rooms on site (latent demand).
- Team generation rates predict a minimal growth of three teams, whilst Congleton, Crewe & Nantwich, Knutsford, Macclesfield, Sandbach and Wilmslow rugby clubs have plans to expand collectively by 18 teams.

Scenarios

Improving pitch quality

Improving pitch quality through enhanced maintenance and the installation of drainage systems would alleviate overplay on four of the seven overplayed pitches across Cheshire East. This is shown in the following table.

Table 4.25: Capacity of overplayed pitches if quality was maximised (M2/D3)

Site ID	Site name	Pitch type	No. of pitches	Current quality	Current capacity rating (match equivalent sessions)	Good quality rating (match equivalent sessions)
21	Sandbach Rugby Club	Senior	1	Good	2	1.5
28	Congleton Park	Senior	1	Poor	0.75	1.25
53	Hankinson's Field	Senior	1	Poor	0.5	1.5
81	Memorial Ground (Wilmslow Rugby Club)	Senior	1	Standard	3	1.5
104	Priory Park (Macclesfield Rugby Club)	Senior	1	Good	1	0.5
243	Knutsford Academy (lower)	Senior	1	Poor	0.5	1.5
243	Knutsford Academy (lower)	Age grade	1	Poor	0.5	1.5

Overall, this would reduce current shortfalls from 7.25 match equivalent sessions to 2.5 match equivalent sessions per week across the Cheshire East as a whole, whilst reducing future shortfalls from 15.5 match equivalent sessions to 10.75.

Table 4.26: Supply and demand balance with quality improvements

Demand	Capacity (match equivalent sessions per week)	
	Current total	Potential total
Current	**7.25**	**2.5**
Future	**15.5**	**10.75**

Three pitches, located across Sandbach Rugby Club, Memorial Ground (Wilmslow Rugby Club) and Priory Park (Macclesfield Rugby Club) would remain overplayed even if quality was maximised, although at reduced levels.

Increasing access to training provision (sports-lit grass pitches)

Of the pitches that would remain overplayed despite quality improvements, all three are serviced by sports lighting. As such, using more or increasing the number of sports-lit pitches available at such sites could further reduce deficits as it could allow training demand to be dispersed.

At Sandbach Rugby Club, as two sports-lit pitches are already provided, if 1.5 match equivalent sessions of training demand is dispersed onto the second sports-lit pitch and if the quality of said pitch and the overplayed pitch is maximised (from M2/D1 to M2/D3), overplay at the site would be eradicated and both pitches would be at capacity. For clarity, see the table below outlining such a scenario.

Table 4.27: Improved quality and dispersed training demand at Sandbach Rugby Club (in match equivalent sessions)

No. of sports lit pitches	Potential capacity rating	Current competitive demand	Current training demand	Potential capacity rating
2	7	2	1.5	0

Similarly, at Memorial Ground (Wilmslow Rugby Club), as two sports lit pitches are already provided, if 1.5 match equivalent sessions of training demand could be transferred onto the second sports-lit pitch and if the quality of the overplayed pitch could be maximised (from M1/D1 to M2/D3), overplay at the site would be alleviated and both pitches would be at capacity. For clarity, see the table below outlining such a scenario.

Table 4.28: Improved quality and dispersing training demand at Memorial Ground (in match equivalent sessions)

No. of sports lit pitches	Potential capacity rating	Current competitive demand	Current training demand	Potential capacity rating
2	6.5	1.5	5	0

At Priory Park (Macclesfield Rugby Club), only one pitch is currently equipped with sports lighting. Therefore, at least one of the other pitches will also need to be serviced, which would then enable training demand to be dispersed. Furthermore, quality improvements could also take place to build additional capacity.

Table 4.29: Impact of servicing one additional pitch with sports lighting and dispersing training demand at Priory Park (in match equivalent sessions)

Site name	Sports lit?	NTA score	Quality rating	Pitch Capacity	Competitive demand	Training demand	Capacity rating
Current supply/demand balance							
Priory Park (Macclesfield Rugby Club)	No	M2 / D1	Good	3	2	-	1
Priory Park (Macclesfield Rugby Club)	Yes	M2 / D1	Good	3	-	4	1
Potential supply/demand balance with additional sports lighting							
Priory Park (Macclesfield Rugby Club)	Yes	M2 / D1	Good	3	2	1	0
Priory Park (Macclesfield Rugby Club)	Yes	M2 / D1	Good	3	-	3	0

If such scenarios are actioned, there would be no necessity for additional pitch stock.

World Rugby compliant 3G pitches

As an alternative means to alleviating overplay, securing access to existing or new World Rugby compliant 3G pitches could be sought, as set out within the 3G pitch scenarios. As such, any developments should first and foremost focus on satisfying demand from Sandbach, Macclesfield and Wilmslow (Central and North analysis areas) rugby clubs given their larger shortfalls and therefore be suitably located for such access.

Accommodating future demand from club aspirations

Future demand expressed through club aspirations and by the RFU based on its own targets projects the number of rugby union teams to grow by 18 teams across Cheshire East. This is broken down as eight teams each in both the North and Central analysis areas and two teams in the South Analysis Area. This has previously been discounted from calculations as it is considered to be more aspirational than future growth predicted via population growth; however, if such demand is realised, it will increase shortfalls throughout the Borough.

Table 4.30: Supply and demand balance with future demand aspirations accounted for

Analysis area	Current supply/ demand balance (match equivalent sessions)	Potential supply/ demand balance (match equivalent sessions)
North	5	**9.25**
Central	3.25	**7.75**
South	1	**0**
Cheshire East	**7.25**	**17**

The table explores the impact of the future demand on a club-by-club basis and how it can be sufficiently accommodated.

Table 4.31: Summary of provision required to accommodate future demand aspirations

Club	Future team aspirations	Future demand (match equivalent sessions)	Comments
Congleton RUFC	1 x senior men's, 1 x junior boys 2 x junior girls, 1 x mixed	2.25	This could be met via the existing pitch stock with quality improvements (at Congleton Park & Hankinson's Field).
Crewe & Nantwich RUFC	1 x junior boys 1 x junior girls	1	The Club's existing pitch stock could meet this demand without any actions taken.
Knutsford RUFC	1 x senior men's, 1 x junior boys, 2 x mixed	1.5	The Club's existing pitch stock could meet this demand if quality was maximised at Knutsford Academy (lower).
Macclesfield RUFC	1 x senior men's, 1 x senior women's	1	To accommodate current demand, the Club would need to provide sports lighting to one additional pitch, whilst dispersing training demand. Future demand could then only be accommodated if quality across the two pitches was also maximised.
Sandbach RUFC	1 x senior men's, 1 x junior boys, 1 x junior girls	1.5	To accommodate current demand, the Club would need to maximise the quality of two pitches and disperse training demand. For future demand to be accommodated, all three additional pitches will also need to have quality maximised, or additional pitch stock (or a World Rugby compliant 3G pitch) would be needed.

Club	Future team aspirations	Future demand (match equivalent sessions)	Comments
Wilmslow RUFC	1 x senior men's, 1 x junior boys	1	To accommodate current demand, the Club would need to maximise the quality of one pitch and disperse training demand (at Memorial Ground). For future demand, this could be met via the existing pitch stock at Jim Evison Playing Fields.

Recommendations

- Protect existing pitches in line with national (i.e. the NPPF and Sport England's Playing Fields Policy) and local planning policy.
- Improve pitch quality at all sites used by clubs through improved maintenance and/or the installation of drainage systems, with a focus on those currently overplayed.
- Increase the level of sports lighting available to clubs with overplayed pitches, particularly those where a shortfall would remain following quality improvements.
- Explore access to new World Rugby compliant 3G pitches.
- Ensure future demand can be adequately accommodated, particularly in regard to women's and girls' demand.
- Improve the ancillary facilities servicing the clubs.
- Seek to provide increased security of tenure for clubs at their home grounds where it is required.
- Retain the stock of pitches at education sites for continued curricular and extra-curricular usage and encourage improved club links where possible.
- Assess the need for new rugby union provision linked to any large housing development (i.e., over 300 dwellings) and assess this through the production of a sport needs assessment to determine on or off site requirements.
- Where a development is of a size to justify on-site rugby union provision, ensure that any proposals for new pitches will attract adequate demand.
- Where a development is not of a size to justify on-site rugby union provision, or if sufficient demand cannot be attracted, consider using contributions to improve existing sites within the locality.

Rugby league – grass pitches

Assessment Report summary

Rugby league – supply and demand summary
- As no demand is presently identified within Cheshire East, there is no current requirement to provide rugby league pitches within the Borough.
- Support should be given towards establish links with schools that could deliver rugby league-based activity.

Rugby league – supply summary
- There are currently no dedicated rugby league pitches in Cheshire East.
- The nearest pitches are located in neighbouring authorities including Warrington, Cheshire West & Chester and Manchester.

Rugby league – demand summary
- No current demand has been identified for rugby league in Cheshire East itself.
- Any residual need is unlikely to be sufficient for a club to be created, with individuals instead likely to travel outside of Cheshire East to form part of clubs in neighbouring authorities.
- The RFL identifies that moving forward, it would be interested in exploring any school-based demand in order to help grow the game locally.

Scenarios

N/A

Recommendations

- Establish links with school to deliver rugby-league based activity to assist in growing the game.
- Ensure any localised demand is signposted to clubs in neighbouring authorities until such a time when a sufficient level may exist for the formation of a Cheshire East-based club.
- If a Cheshire East-based club does form, ensure it has an appropriate site to play at.

Hockey - artificial grass pitches

Assessment Report summary

Hockey – supply and demand summary

- Seven sites have spare capacity for an increase in training demand and 11 have spare capacity for an increase in match play demand; however, most of these are unsuitable due to quality issues and/or a lack of sports lighting.
- Despite a theoretical surplus in the number of pitches provided, demand is not being adequately supplied, with seven of the eight clubs accessing poor quality provision and/or experiencing capacity issues.

Hockey – supply summary

- There are currently 16 full size hockey suitable AGPs in Cheshire East across 15 sites.
- Most of the pitches are sports-lit, although provision at Malbank School & Sixth Form College, Sandbach High School & Sixth Form Centre (Girls) and Cheshire College South & West is not.
- All of the full size AGPs are available for community use, however, four are currently unused for hockey purposes (at Cheshire College South & West, Fallibroome Academy, The Macclesfield Academy/Macclesfield College and Shavington Leisure Centre).
- In addition, there are also 17 smaller sized AGPs, although none are suitable to host purposeful hockey demand.
- Security of tenure is an issue across the full size pitch stock, with most education operators not providing any guarantees in regards to long-term access.
- Six pitches are assessed as good quality, two as standard quality and eight as poor quality, with all of the poor quality and one of the standard quality pitches at the end of their recommended lifespans.
- The pitches at Malbank School & Sixth Form College, the Edge Hockey Centre and Sandbach High School & Sixth Form Centre are considered to be serviced by poor quality ancillary facilities.
- A common issue raised by clubs such as Alderley Edge, Macclesfield and Sandbach hockey clubs is that their social space is located separate to their pitches because there is no suitable space offered to the clubs at the sites that they use for matches.

Hockey – demand summary

- There are currently eight clubs fielding teams in Cheshire East.
- Combined, the clubs contribute a membership of 461 senior men, 400 senior women and 862 juniors and consist of 28 senior men's teams, 26 senior women's teams and 25 junior teams as well as nine other team varieties.
- There has been an increase of 75 senior men's, 83 senior women's and 32 junior members since data collected for the last update of the previous study.
- A variety of EH initiatives (e.g., Back to Hockey) have a presence in Cheshire East and are provided by clubs such as Alderley Edge, Crewe Vagrants, Macclesfield, Sandbach, Triton and Wilmslow hockey clubs.
- No exported or imported demand is identified, despite previous occurrences.
- Alderley Edge, Crewe Vagrants, Macclesfield and Wilmslow hockey clubs are considered to have latent demand in that they could field more teams if more pitch capacity was available.

- Future demand is expressed by Alderley Edge, Crewe Vagrants, Sandbach and Wilmslow hockey clubs and collectively amounts to four senior men's, three senior women's and three junior teams.
- In addition to hockey usage, 126 football teams are identified as regularly accessing full size sand-based AGPs for training, in addition to other football activity, which takes capacity away from hockey clubs.

Scenarios

Accommodating current and future match play demand

With 16 full size pitches currently provided, there is theoretical capacity for 128 teams to be accommodated within Cheshire East based on one pitch being able to accommodate four match equivalent sessions (eight teams) within the peak period. However, with many pitches considered to be poor quality and with three pitches not being serviced by sports lighting, capacity is in actuality much more limited.

The table below explores how many teams can be accommodated across the supply if capacity is discounted at all sites that are poor quality and at all sites without sports lighting.

Table 4.32: Capacity of hockey pitches across Cheshire East

Site ID	Site	Pitch quality	Actual capacity (number of teams)
38	Crewe Vagrants Sports Club	Standard	8
46	Fallibroome Academy	Poor	0
67	Knutsford Leisure Centre	Poor	0
75	Malbank School & Sixth Form College	Poor	0
109	Sandbach High School & Sixth Form Centre (Girls)	Poor	0
110	Sandbach School (Boys)	Good	8
112	Shavington Leisure Centre	Poor	0
114	Cheshire College South & West	Poor	0
124	The Edge Hockey Centre	Standard	8
126	The King's School	Good	8
128	The Macclesfield Academy/Macclesfield College	Poor	0
141	Wilmslow High School	Poor	0
143	Wilmslow Phoenix Sports Club	Good	8
162	Tytherington High School	Poor	8
253	Alsager Sports Hub	Good	8
		Total	**56**

As seen, capacity only exists for 56 teams, which is insufficient to meet demand from the current presence of 63 senior teams.

The table below further explores requirements, this time on a club-by-club basis.

Table 4.33: Summary of hockey pitch capacity for match play on a club-by-club basis

Club name	Site/s used	Comments
Alderley Edge HC	The Edge Hockey Centre / The King's School / Wilmslow High School	The pitches at The Edge Hockey Centre and The King's School are used to capacity by the Club, whereas the pitch at Wilmslow High School has potential spare capacity for matches but is poor quality. This leads to the Club expressing latent demand.
Cheshire Blue HC	Malbank School & Sixth Form College	Used for just one match; however, the pitch is poor quality.
Crewe Vagrants HC	Crewe Vagrants Sports Club	The pitch is at capacity, leading to latent demand being expressed.
Knutsford HC	Knutsford Leisure Centre	Potential capacity remains at the site but the pitch is poor quality.
Macclesfield HC	The King's School / Tytherington High School	The pitch at The King's School is used to capacity, whereas the pitch at Tytherington High School has potential spare capacity, although this is somewhat limited due to football usage.
Sandbach HC	Sandbach School (Boys) / Sandbach High School (Girls)	Pitches have spare capacity for an increase in demand, although quality is poor at Sandbach High School (Girls).
Triton HC	Alsager Sports Hub	The pitch at Alsager Sports Hub has spare capacity for an increase in demand, whilst pitches at Sandbach School (Boys) and Sandbach High School (Girls) could be accessed if required, although the latter is poor quality.
Wilmslow HC	Wilmslow Phoenix Sports Club	The pitch is used to capacity by the Club, leading to it expressing latent demand.

As seen, only Triton HC is currently being adequately provided for, with the remaining clubs either experiencing capacity issues and/or accessing poor quality pitches.

Furthermore, four clubs have future demand to increase their number of teams. If realised, this will grow overall demand by seven senior teams and relates to Alderley Edge HC (two senior teams), Crewe Vagrants HC (two senior teams), Sandbach HC (one senior team) and Wilmslow HC (two senior teams).

To adequately accommodate the current and future demand expressed, it is first and foremost clear that the following pitches are in need of improvement:

- Malbank School & Sixth Form College
- Knutsford Leisure Centre
- Sandbach High School (Girls)
- Wilmslow High School

EH's current priority is the re-surfacing of sports-lit pitches, meaning focus from the above list should be on Knutsford Leisure Centre and Wilmslow High School. The pitches at Malbank School & Sixth Form College and Sandbach High School (Girls) are not sports-lit.

Carrying out the improvements will create actual spare capacity for up to 40 additional teams and will ensure that most clubs have sufficient pitch access. The only exceptions are for Crewe Vagrants HC and Wilmslow HC, which currently use Crewe Vagrants Sports Club and Wilmslow Phoenix Sports Club to capacity, respectively. Quality improvements do not exist at these sites and therefore alternative solutions are required.

To overcome the shortfall for Crewe Vagrants HC, access to an additional existing pitch could be sought, with Shavington Leisure Centre and Malbank School & Sixth Form College providing nearby options if they were to be improved. No sports lighting is provided at the latter, although this is not likely to be required for when and how often it would need to be accessed.

For Wilmslow HC, access to the pitch at Wilmslow High School following quality improvements is an option, although resurfacing will be required to enable this. Alternatively, Wilmslow Phoenix Sport Club's aspirations to develop a second pitch for the Club to use could also be supported. Both of these options should be considered in terms of their feasibility.

For junior hockey matches, the need for pitches is generally less than it is for senior hockey. This is because younger age groups can play on half a pitch (meaning two fixtures can take place at one time) and there are also significantly less junior teams in Cheshire East than there are senior teams. As such, resolving issues for senior hockey should be sufficient to also meet demand adequately for junior hockey.

Accommodating current and future training demand

Capacity issues also exist in Cheshire East in regard to training demand. However, it is considered that adequately accommodating match play will also resolve this, in addition to increasing the supply of 3G pitches as set out earlier within this section of the report. This will free up midweek capacity on hockey pitches as football clubs transfer their demand away from the sand-based stock.

Converting sand-based AGPs to 3G

None of the AGPs currently in use for hockey should be considered for conversion unless replacement provision is provided within the locality. For clarity, this applies to pitches at the following sites:

- Alsager Sports Hub
- Crewe Vagrants Sports Club
- Knutsford Leisure Centre
- Malbank School & Sixth Form College
- Sandbach High School & Sixth Form Centre (girls)
- Sandbach School (boys)
- The Edge Hockey Centre
- The King's School
- Wilmslow High School
- Wilmslow Phoenix Sports Club
- Tytherington High School

The remaining pitches could be suitable if they were considered to be strategically located by the Football Foundation and Cheshire FA. However, conversion should only be pursued if hockey capacity issues in the areas in which they reside are firstly overcome as until such a point, the provision provides an alternative solution. As a result, agreement from EH is also imperative.

Furthermore, any 3G conversion will need to be carried out in accordance with Sport England's Playing Fields Policy.

Recommendations

- Protect all pitches for continued hockey demand where existing hockey activity takes place or could take place in the future, in line with national (i.e. the NPPF and Sport England's Playing Fields Policy) and local planning policy.
- Resurface pitches that have reached the end of their recommended lifespans and ensure a sinking fund is in place for long-term sustainability at all venues.
- Look to improve security of tenure for all clubs using school sites through long-term community use agreements.
- Explore options to improve the ancillary facility offer at sites used by clubs, particularly at Malbank School & Sixth Form College, the Edge Hockey Centre and Sandbach High School & Sixth Form Centre where quality is poor.
- Seek to increase capacity of pitches for hockey demand where capacity pressures exist through the transfer of football demand to existing and new 3G pitches.
- Only consider 3G conversion of hockey suitable pitches if the provision is not used for hockey and providing no hockey capacity issues exist in the area (please note that the conversion of sand-based AGPs to 3G is likely to require planning permission).
- Further explore feasibility of aspirations expressed at Wilmslow Phoenix Sports Club for the creation of a second full size pitch.
- Assess the need for new hockey provision linked to any large housing development (i.e., over 300 dwellings) and assess this through the production of a sport needs assessment to determine on or off site requirements.
- Where a development is of a size to justify on-site provision, ensure that any proposals for new pitches will attract adequate demand.
- Where a development is not of a size to justify on-site provision, or if sufficient demand cannot be attracted, consider using contributions to improve existing sites within the locality.

Cricket pitches

Assessment Report summary

Cricket – supply and demand summary

- Overall, there is currently an insufficient supply of cricket capacity in Cheshire East to cater for Saturday, Sunday and midweek cricket.
- When considering future demand, the shortfalls worsen for each format.
- Actual spare capacity totals 24 match equivalent sessions for Saturday cricket, 120 match equivalent sessions for Sunday cricket and 84 match equivalent sessions for midweek cricket, whereas a total of 21 sites are overplayed by 250 match equivalent sessions.

Cricket – supply summary

- In total, there are 47 grass wicket cricket squares provided across 40 sites, with all squares available for community use.
- There are a total of 29 NTPs across the Borough, with 13 accompanying grass wickets squares and the remaining 16 being standalone.
- There are also five disused sites identified, including Chelford Cricket Club which previously provided a grass wicket square prior to the Club folding.
- Security of tenure issues are apparent for Audlem, Bunbury, Cholmondeley, Presbury and Rode Park & Lawton cricket clubs.
- The audit of grass wicket cricket squares found 39 to be good quality and nine to be standard quality (none are considered poor).
- Nine sites are categorised as having poor quality ancillary provision.
- 22 clubs report of aspirations for ancillary provision refurbishment.
- There are 30 sites serviced by practice nets in some form, although 25 clubs report a need for new, additional or improved provision.

Cricket – demand summary

- There are 33 clubs playing in Cheshire East which collectively provide 333 teams, equating to 128 senior men's, 16 senior women's and 189 junior teams.
- There has been an increase in demand in recent years, with demand rising from 297 teams in 2021 (a 11% increase).
- No clubs report any latent or unmet demand.
- Cheshire East imports teams from Didsbury, Friends United, Copthorne, Bowdon and Didsbury cricket clubs from Manchester, with these all playing matches at Mere Cricket Club.
- No exported demand is identified.
- A total of 18 clubs undertake All Stars cricket, whilst nine undertake Dynamo's and ten have women's and/or girls demand.
- Future demand from population forecasts equates to the predicted growth of five senior men's, one senior women's and eight junior teams.
- There are 15 clubs with future demand aspirations, with potential growth totalling one senior men's, eight senior women's and 17 junior teams.

Scenarios

Addressing overplay

Although a regular, sophisticated maintenance regime can sustain sites with minimal levels of overplay (e.g., at Ashley Cricket Club and Bunbury Cricket Club), a reduction in play is recommended to ensure there is no detrimental effect on quality over time. Nevertheless, attempts should be made to reduce identified overplay, although many clubs do not necessarily believe that there is an issue and are able to accommodate such demand.

Improving the quality of overplayed squares is one way to increase capacity, the impact of which in Cheshire East is shown in the following table. This is based on good quality wickets having capacity for five match equivalent sessions per season, compared to standard quality wickets having capacity for four match equivalent sessions and poor quality wickets having no capacity (as they are not safe to use). There are currently 21 overplayed sites; however, 18 of these are already assessed as good quality and are therefore not included.

Table 4.34: Overplay if all overplayed squares were good quality (match equivalent sessions)

Site ID	Site name	No. of squares	Current quality	Current capacity rating	Good quality capacity rating
63	Kerridge Cricket Club	1	Standard	23	13
103	Poynton Sports Club	1	Standard	31	19
161	Rostherne Cricket Club	1	Standard	6	15

As seen, improving quality will only have minimal impact as most squares are already considered to be good. Overplay would only be reduced on the squares at Kerridge Cricket Club and Poynton Sports Club, whilst it would be eradicated at Rostherne Cricket Club and spare capacity would be created.

In addition to the above, the proposed relocation of Poynton Sports Club to land north of Glastonbury Drive would alleviate overplay, providing the square is re-provided to a good quality and with at least 13 wickets (14 are identified in existing plans). This should therefore continue to be supported.

In total, 28 match equivalent sessions per week of overplay would be alleviated.

Of the squares that would remain overplayed, those at the following 11 sites are currently without an NTP:

- Alderley Edge Cricket Club
- Ashley Cricket Club
- Holmes Chapel Cricket Club
- Kerridge Cricket Club
- Lindow Cricket Club
- Mere Cricket Club
- Mobberley Cricket Club
- Poynton Sports Club
- Rode Park & Lawton Cricket Club
- Toft Cricket Club
- Wilmslow Phoenix Sports Club

Cricket squares can be accompanied by NTPs, with these made of a synthetic material that allows users to play on a usable wicket all year round whilst not contributing towards playing demand on grass wickets. By the nature of its design, an NTP is able to accommodate significantly more demand than a natural cricket wicket (up to 60 match equivalent sessions per season), meaning they can contribute towards addressing overplay issues on grass cricket squares. As such, installing an NTP to accompany overplayed grass wicket squares can alleviate capacity issues as some demand could be transferred.

As a caveat, whilst the inclusion of an NTP for the management of fixtures can alleviate overplay issues, usage is subject to league rules and minimum pitch specifications. Generally, only junior fixtures can be played on the provision, in addition to some lower level senior play and midweek demand (e.g., recreational leagues and friendlies). Furthermore, undue pressure should not be placed on clubs and volunteers to install self-funded NTPs.

Hybrid wickets

Although not readily available within grassroots cricket, there may be potential in the future to address overplay through the installation of hybrid wicket/s on competitive senior pitches. The ECB has been working with SIS Pitches on the installation of hybrid cricket wickets at county cricket clubs (2019) and more recently recreational squares such as Perry Hall Park in Birmingham (2021).

A hybrid wicket combines natural turf grass with less than 5% of uniquely engineered, soft polyethylene yarn, which has already been used to improve golf tees, tennis courts and pitch surrounds. These wickets are to offer a greater capacity in addition to reducing time on repair works with a faster recovery time. Reports found that hybrid wickets improve surface stability, reduced wear, reduced bowler foot holes and significantly extended hours of playing time.

Ideally, once these become more readily available for community cricket clubs and have gone through the required testing, they could act as a way to increase levels of playing capacity on overplay squares. This would be particularly beneficial for those sites which are limited on space and cannot create additional wickets due to restrictions on things such as boundary length or ball strike.

Although it is difficult at this stage to understand what impact hybrid wickets could have on each site's capacity, it is suggested that it could potentially alleviate all the overplay on both junior and senior wickets. This is based on the assumption that more senior demand can take place on the hybrid wickets allowing for the outer senior wickets to be used/converted for junior demand. However, it should also be known that hybrid wickets are a new development and remain largely untested at grassroots level, meaning there is no data at present to formally promote them as a solution.

Providing security of tenure

In total, three squares in Cheshire East currently have spare capacity for additional Saturday cricket discounted due to unsecure tenure at their respective sites. These are identified at:

- Gorse Croft Farm (used by Audlem CC)
- Mossley Cricket Club (used by Congleton CC)
- Sandbach School (used by Haslington CC)

In addition, whilst a secured community use agreement is already established at The King's School, where six grass wicket squares are supplied, the site does not offer actual spare capacity due to a lack of ancillary facilities available to potential club-users. Providing suitable provision at the site would therefore create significant levels of additional capacity. This could be used by clubs in the Macclesfield and Wilmslow analysis areas.

The table below shows that just a small shortfall (22 match equivalent sessions per season) would exist for Saturday cricket across Cheshire East if security of tenure was provided at the four sites in addition to suitable access at The King's School. Furthermore, localised shortfalls would also remain in the Central Analysis Area for Saturday and midweek cricket.

Table 4.35: Capacity balance of grass cricket squares with security of tenure provided

Analysis area	Playing format	Match equivalent sessions per season		
		Current total	Potential additional actual spare capacity	Potential current total
North	Saturday	156	156	0
	Sunday	109	168	59
	Midweek	101	168	67
Central	Saturday	72	36	36
	Sunday	48	48	0
	Midweek	72	48	24
South	Saturday	2	12	14
	Sunday	38	12	50
	Midweek	18	24	42
Cheshire East	**Saturday**	**226**	**204**	**22**
	Sunday	**130**	**228**	**98**
	Midweek	**166**	**240**	**74**

Bringing disused provision back into use

Chelford CC folded in 2018 and the square has since been out of use. The site is currently subject to a planning application but represents a key opportunity to alleviate existing shortfalls and the shortfall that would remain for Saturday cricket even if other scenarios are actioned. As such, it is also clear that the provision cannot be permanently lost unless replacement provision is provided to an equal or better quantity and quality, as per national planning policy. Clubs from the Macclesfield, Knutsford and Wilmslow analysis areas would be potential users.

In addition, it should also be noted that a disused NTP is due to brought back into use for the 2024 playing season at Alderley Park. This will be able to support recreational activity in the area and could supply a secondary venue for clubs with large junior sections.

Accommodating future demand

In total, 15 cricket clubs in Cheshire East express future demand, which if realised would exacerbate shortfalls for Saturday, Sunday and midweek cricket. The table below explores the impact that future demand could have on a club-by-club basis to better understand what can and cannot be accommodated.

Table 4.36: Accommodating future demand (club-by-club)

Club	Future demand			Comments
	Senior men's	Senior women's	Junior	
Alsager CC	-	-	1	Existing NTP can be used; however, general overplay will still exist.
Bollington CC	-	1	2	Capacity exists for one additional senior women's team and an additional three junior teams.
Bunbury CC	-	-	1	Existing NTP can be used; however, general overplay will still exist.
Crewe Vagrants CC	-	-	2	Insufficient capacity exists at Crewe Vagrants; however, demand could potentially be accommodated through greater utilisation of the NTP on-site.
Elworth CC	-	-	2	Existing NTP can be used; however, general overplay will still exist.
Haslington CC	-	1	2	Insufficient capacity exists; however, junior demand could potentially be accommodated through greater utilisation of the NTP on-site.
Langley CC	-	1	1	Insufficient capacity exists; however, junior demand could potentially be accommodated through greater utilisation of the NTP on-site.
Lindow CC	-	1	1	Insufficient capacity exists; however, junior demand could potentially be accommodated through greater utilisation of the NTP on-site.
Mobberley CC	-	1	-	Site is already overplayed so demand cannot be accommodated without an NTP being installed.
Over Peover CC	-	-	2	An NTP will require installation for sufficient capacity to exist.
Pott Shrigley CC	-	1	-	An NTP will require installation for sufficient capacity to exist.
Sandbach CC	1	1	1	Capacity exists for one additional senior women's team and junior demand could potentially be accommodated through greater utilisation of the NTP on-site.
Styal CC	-	1	1	An NTP will require installation for sufficient capacity to exist.
Wistaston Village CC	-	-	1	Capacity exists for four additional junior teams.

As seen, most clubs cannot achieve their future demand aspirations at sites currently used due to existing capacity issues. This is further shown by the overall impact it will have on the supply and demand balance across Cheshire East, as evidenced in the following table.

Table 4.37: Impact of future demand aspirations on the capacity of grass cricket squares

Analysis area	Playing format	Match equivalent sessions per season		
		Current total	Potential additional usage	Potential current total
North	Saturday	156	-	156
	Sunday	109	50	159
	Midweek	101	42	143
Central	Saturday	72	12	84
	Sunday	48	10	58
	Midweek	72	24	96
South	Saturday	2	-	2
	Sunday	38	20	18
	Midweek	18	30	12
Cheshire East	**Saturday**	**226**	**12**	**238**
	Sunday	**130**	**80**	**210**
	Midweek	**166**	**96**	**262**

As seen, the overall shortfall for Saturday cricket increases by 12 match equivalent sessions, whilst it grows by 80 match equivalent sessions for Sunday cricket and 96 match equivalent sessions for midweek cricket.

Notwithstanding the above, it should be noted that there are ways for most of the demand to be accommodated without exacerbating current shortfalls. This is if existing NTPs were to be fully utilised and additional NTPs were installed at relevant sites currently without them (only the future senior demand expressed by Sandbach CC could not be accommodated via an NTP).

Recommendations

- Protect existing cricket pitches in line with national (i.e. the NPPF and Sport England's Playing Fields Policy) and local planning policy.
- Improve quality at sites overplayed and/or assessed as standard quality, and ensure quality is sustained at sites assessed as good.
- Install NTPs at overplayed sites that are not currently serviced by such provision and seek to fully utilise NTPs already in existence where required.
- Consider bringing disused squares back into use as an alternative means to alleviating shortfalls and ensure appropriate mitigation should provision come forward for permanent loss (i.e., at Chelford Cricket Club).
- Support Poynton Sports Club's relocation to land north of Glastonbury Drive.
- Pursue improved security of tenure for clubs without ownership or a long-term lease arrangement in place.
- Seek to better utilise education sites and ensure appropriate provision is in place to support community usage (e.g., at the King's School).
- Continue to support ECB initiatives such as All Stars and Dynamos and ensure unaffiliated demand and recreational cricket is adequately provided for.
- Improve ancillary facilities where there is a need to do so e.g., at Aston, Bunbury, Audlem, Mere, Mossley, Over Peover, Rostherne and Toft cricket clubs.
- Improve existing and provide additional training facilities where there is demand.
- Assess the need for new cricket provision linked to any large housing development (i.e., over 300 dwellings) and assess this through the production of a sport needs assessment to determine on or off site requirements.
- Where a development is of a size to justify on-site cricket provision, ensure that any proposals for new squares will attract adequate demand.

- Where a development is not of a size to justify on-site cricket provision, consider using contributions to improve existing sites within the locality.
- Ensure that any developments nearby to existing or new cricket sites do not prejudice the use of the provision (e.g. through ball-strike issues).

Other grass pitch sports - lacrosse

Assessment Report summary

Other grass pitch sports – lacrosse supply and demand summary

- Poynton Lacrosse Club requires access to increased pitch capacity, meaning proposals relating to Poynton Sports Club's relocation to land north of Glastonbury Drive should be supported in addition to quality improvements at Mount Vernon.
- Norbury Lacrosse Club's demand can seemingly be accommodated, although the provision at Disley Amalgamated Sports Club needs to be carefully managed given that it is also used for football.
- As Wilmslow Lacrosse Club does not have any capacity issues, supply is considered sufficient to meet its demand, whilst UKLacrosse Coaching LTD should continue to be supported to help it grow and maximise its activity at Priory Park (Macclesfield Rugby Club).

Other grass pitch sports – lacrosse supply summary

- There are seven senior lacrosse pitches located across four sites (Disley Amalgamated Sports Club, Wilmslow Phoenix Sports Club, Poynton Sports Club and Mount Vernon), all of which are available for community use.
- AGPs at Wilmslow Phoenix Sports Club and Poynton Sports Club also accommodate lacrosse training activity, whilst the smaller sized 3G pitch at Macclesfield Rugby Club is being used by UKLacrosse Coaching LTD.
- Poynton Sports Club is subject to a potential development that could entail the relocation of its three lacrosse pitches to land north of Glastonbury Drive, whilst a MUGA is to be built at Wilmslow Phoenix Sports Club for Wilmslow Lacrosse Club's training activity.
- UKLacrosse Coaching LTD has aspirations to cover the 3G pitch at Priory Park (Macclesfield Rugby Club), and the provision also requires appropriate line markings to maximise the lacrosse activity that it can accommodate.
- The pitches at Disley Amalgamated Sports Club, Poynton Sports Club and Wilmslow Phoenix Sports Club are rated as standard quality, whereas the pitch at Mount Vernon is poor quality.
- Wilmslow Phoenix Sports Club is serviced by good quality ancillary facilities, Disley Amalgamated Sports Club by standard quality provision and Poynton Sports Club by poor quality provision, whilst Mount Vernon is without changing rooms.

Other grass pitch sports – lacrosse demand summary

- Poynton Lacrosse Club fields two senior men's teams, an u19s development team, four junior boys' teams and one junior girls' team, whilst Wilmslow Lacrosse Club fields two senior men's teams, one senior women's team, one junior boys' team and one junior girls' team.
- Norbury Lacrosse Club fields three senior men's, three junior boys' and three junior girls' teams, although most activity takes place in Stockport at the Club's home site.
- Demand at Wilmslow Lacrosse Club has decreased in recent years, which it attributes to the impact of the Covid-19 pandemic.
- Poynton Lacrosse Club has significant latent demand linked to a lack of pitch capacity across Poynton Sports Club and Mount Vernon.
- Norbury Lacrosse Club, Poynton Lacrosse Club and Wilmslow Lacrosse Club all report aspirations to grow demand in the future.
- UKLacrosse Coaching LTD expects to achieve significant growth when it fully establishes itself at Priory Park (Macclesfield Rugby Club), with some of this also likely to be imported due to no alternatives existing in the region.

Scenarios

Accommodating latent and future demand

Poynton Lacrosse Club reports that it could field up to an additional four teams if it had more available pitches, with its current pitches played to capacity at peak time. Due to this, as part of Poynton Sports Club's proposed relocation to land north of Glastonbury Drive, three senior lacrosse pitches are recommended, as opposed to the two currently provided. This is as per the Poynton Mitigation Strategy[5], which based on the findings of the PPOSS should continue to be supported.

Wilmslow Lacrosse Club also expresses future demand, with this equating to two junior teams, which in effect will offset the recent loss of teams within this format. With 3.5 match equivalent sessions of capacity existing at Wilmslow Phoenix Sports Club, this growth can be accommodated without any action being required.

Norbury Lacrosse Club also reports that it is focusing on increasing its junior demand and suggests that it could form teams from Cheshire East that will utilise Disley Amalgamated Sports Club now that it is accessing the site. In order for this to be accommodated without overplay being experienced, quality will need to improve from standard to good.

Finally, UKLacrosse Coaching LTD expects to achieve significant growth when it fully establishes itself at Priory Park (Macclesfield Rugby Club), although to what extent is currently difficult to quantify due its infancy. As this activity will take place on smaller sized 3G provision, no capacity issues should be forthcoming (as the pitch is currently under-utilised), providing appropriate line markings are in place.

Recommendations

- Protect existing lacrosse pitches in line with national (i.e. the NPPF and Sport England's Playing Fields Policy) and local planning policy.
- Ensure continued access to existing sites and pitches to enable continued access.
- Look to improve pitch quality at Mount Vernon and Disley Amalgamated Sports Club to better cater for lacrosse demand and to ensure future demand can be accommodated.
- Continue to support the relocation of Poynton Sports Club and ensure additional lacrosse provision is provided as part of this so that latent demand from Poynton Lacrosse Club can be realised.
- Look to provide appropriate lacrosse line markings on the 3G pitch at Priory Park.

Other grass pitch sports - American football

Assessment Report summary

Other grass pitch sports – American football supply and demand summary

- In isolation, the provision at Crewe Vagrants Sports Club is sufficient to cater for the needs of American football given that the American football and rugby union seasons run at separate times of the year.
- However, the presence of American football at a site that is otherwise heavily used for rugby union must be carefully managed as this adds to the maintenance requirements at the venue and makes post-season remedial work more difficult.

Other grass pitch sports – American football supply summary

- There are no dedicated American football pitches within Cheshire East, with a rugby union pitch at Crewe Vagrants Sports Club instead used.
- The pitch is of good quality.

[5] Poynton Mitigation Strategy

- Activity has previously taken place at Cheshire College South & West and King George V Playing Fields.

Other grass pitch sports – American football demand summary

- There is one American football club, known as Crewe Railroaders.
- It fields just one team, playing the full contact version of American football.
- The Club carries out all its training sessions and plays all its matches at Crewe Vagrants Sports Club.
- It has an aspiration to access a 3G pitch at King George V Playing Fields, if developed.

Scenarios

N/A

Recommendations

- Protect existing American football pitches in line with national (i.e. the NPPF and Sport England's Playing Fields Policy) and local planning policy.
- Ensure continued American football access to Crewe Vagrants Sports Club
- Explore potential American football use of the proposed 3G pitch at King George V Playing Fields, should it come to fruition.

Other grass pitch sports - rounders

Assessment Report summary

Other grass pitch sports – Rounders supply and demand summary

- The current level of supply is seemingly sufficient enough to meet community demand for rounders in Cheshire East, with the community available facilities able to adequately cater for any potential future demand.

Other grass pitch sports – Rounders supply summary

- There are currently 21 rounders diamonds identified across seven sites in Cheshire East, 15 of which are available for community use.

Other grass pitch sports – Rounders demand summary

- No formal rounders club demand currently exist in Cheshire East; however, a significant number of clubs are identified in neighbouring Manchester.
- All present demand is seemingly school-based.

Scenarios

N/A

Recommendations

- Protect existing rounders pitches in line with national (i.e. the NPPF and Sport England's Playing Fields Policy) and local planning policy.
- Ensure an element of community availability remains should any demand exist in the future.

Other grass pitch sports - baseball/softball

Assessment Report summary

Other grass pitch sports – Baseball/softball supply and demand summary

- Although there are currently no community available facilities for baseball/softball within Cheshire East, BSUK identifies that demand could exist in the Borough, meaning that a development that can cater for this could be pursued.

Other grass pitch sports – Baseball/softball supply summary

- There is only one softball diamond identified in Cheshire East, located at Malbank School & Sixth Form College.
- The provision is unavailable for community use.

Other grass pitch sports – Baseball/softball demand summary

- No formal baseball/softball club demand currently exists in Cheshire East.
- Consultation with BSUK identifies that, although it does not operate programmes in the area, the Borough is of interest as many of players are based South of Manchester.
- BSUK identifies that the possibility of exploring a project would be beneficial, whilst also noting that many schools play the sports locally.
- In addition, BSUK notes that it has been looking for a place to build its own facility in the north of England that can in time be developed to host elite players, international events and service the local community.

Scenarios

N/A

Recommendations

- Protect existing provision at Malbank School & Sixth Form College in line with national (i.e. the NPPF and Sport England's Playing Fields Policy) and local planning policy.
- Consider BSUK's aspiration to develop a facility for baseball/softball in the area.

Tennis courts

Assessment Report summary

Tennis – supply and demand summary

- For club-based tennis, four clubs (Croftside TC, Lindow LTC, Pownall Park TC and Prestbury TC) have potential capacity issues through using LTA guidelines. However, none of these clubs report any capacity issues themselves, and all remaining clubs have spare capacity, with spare capacity also existing across Cheshire East as a whole.
- For non-club activity, no capacity issues have been identified and it is therefore considered that all sites have capacity for additional growth, although this does not equate to a surplus of courts given the high levels of unmet/latent demand identified.
- It is clear that the existing supply can be improved upon through roll out of LTA products and, where required, quality improvements.

Tennis – supply summary

- There are 241 tennis courts identified in Cheshire East across 62 sites.
- Of the courts, 196 are categorised as being available for community use at 53 sites, compared to 45 that are unavailable at ten sites.
- There are also eight tennis courts that are considered disused across Wilmslow High School, Clare's Space Boutique Health Club and The Carrs Park.
- Alderley Park (Astra Zeneca), Total Fitness (Wilmslow), Mottram Hall and Clare's Space Boutique Health Club each offer access to padel tennis courts.

- The majority of the courts are operated by schools (82 courts), although only 50% of these are available for community use, with more local authority and club operated courts considered to be accessible.
- Tenure is unsecure for Bunbury, Macclesfield, Styal, Wistaston Jubilee and Wrenbury & District tennis clubs.
- The majority of community available outdoor tennis courts (104 courts) have a macadam surface, although some artificial turf (65 courts), polymeric (19 courts), acrylic (three courts) and clay (two courts) surfaces are also evident.
- A total of 126 of the 196 community available tennis courts are serviced by sports lights, representing 64% of the provision.
- Of the courts, 101 are assessed as good quality (all available to the community), 93 as standard quality (with 76 available) and 47 as poor quality (19 available).
- Of the community available sites, 17 have good quality ancillary facilities, 13 have standard quality provision and three have poor quality provision, with an additional ten sites not currently serviced.

Tennis – demand summary

- There are 21 tennis clubs with membership, where known, equating to 4,028 members.
- For senior membership, a total of 11 clubs report an increase participation in comparison to five clubs which indicate a decrease, although more clubs report a decrease in junior participation.
- A total of 17 sites utilise LTA products, which can increase recreational tennis demand (e.g., Clubspark).
- A Local Tennis League known as the South & Mid Cheshire League is also in operation, whilst two sites are involved in the LTA Youth Start programme.
- The LTA reports that latent/unmet demand is high nationally, although no responding clubs in Cheshire East suggest any issues, which indicates that such usage is likely to fall outside of the club environment.
- 13 clubs express future demand aspirations, with this totalling 360 senior members and 405 junior members, whilst the LTA also expects future recreational demand via its insight tools.

Scenarios

Accommodating current and future demand

The LTA suggests that a court without sports lighting can accommodate a maximum of 40 members, whereas a court with sports lighting can accommodate 60 members. Based on this, four clubs could have current capacity issues in Cheshire East, with these being at Croftside Tennis Club, Lindow Lawn Tennis Club, Pownall Park Tennis Club and Prestbury Playing Fields.

Of the four clubs operating above the capacity guidance, each are equipped with sports lighting. However, one of the courts at Lindow Lawn Tennis Club is without such provision, meaning providing additional sports lighting at this site would reduce its shortfall, although it would remain. This is shown in the following table; the overall shortfall across the sites reduces from 179 members to 159 members.

Table 4.38: Impact of providing sports lighting at sites with capacity issues

Site ID	Site name	No. of courts	Sports lighting?	Current Capacity rating (members)	Capacity rating with sports-lit courts (members)
247	Prestbury Playing Fields	8	Yes	11	11
274	Croftside Tennis Club	3	Yes	84	84
278	Lindow Lawn Tennis Club	2	Yes	64	44
		1	No		

Site ID	Site name	No. of courts	Sports lighting?	Current Capacity rating (members)	Capacity rating with sports-lit courts (members)
247	Prestbury Playing Fields	8	Yes	11	11
274	Croftside Tennis Club	3	Yes	84	84
283	Pownall Park Tennis Club	3	Yes	20	20

The only way to fully alleviate capacity issues across the sites would be to provide the clubs with access to additional provision. To that end, the following table explores the number of courts that could be required.

Table 4.39: Additional provision required to satisfy current demand

Site ID	Site name	Club name	Current capacity rating (members)	Capacity rating with sports-lit courts (members)	No. of additional courts required
247	Prestbury Playing Fields	Prestbury TC	20	20	One additional court with or without sports lighting.
274	Croftside Tennis Club	Croftside TC	11	11	One additional court with or without sports lighting.
278	Lindow Lawn Tennis Club	Lindow LTC	84	84	Two additional courts, one with sports lighting and one court without sports lighting.
283	Pownall Park Tennis Club	Pownall Park TC	64	44	One additional court with sports lighting or if sports lighting is not possible, two additional non-lit courts are needed.

When accounting for future demand, five clubs would not be able to accommodate their aspirations within capacity guidelines. Of sites used by these, Heyes Lane Tennis Club and one of the courts at Lindow Lawn Tennis Club is without sports lighting, meaning shortfalls at both of these sites would diminish (and be fully eradicated at the former) with the installation of additional sports lighting. However, for the remaining sites, additional courts would be required to meet future demand, as shown in the following table.

Table 4.40: Additional provision required to satisfy future demand

Site ID	Site name	Club name	Future capacity rating (members)	Future rating with sports-lit courts (members)	No. of additional courts required
10	Audlem Playing Fields	Audlem TC	12	12	One additional court with or without lighting.
62	Bunbury Playing Field	Bunbury TC	164	164	Three additional courts with sports lighting or if sports lighting is not possible, five additional non-lit courts are needed.

Site ID	Site name	Club name	Future capacity rating (members)	Future rating with sports-lit courts (members)	No. of additional courts required
247	Prestbury Playing Fields	Prestbury TC	46	46	One additional court with sports lighting or if sports lighting is not possible, two additional non-lit courts are needed.
276	Heyes Lane Tennis Club	Heyes Lane TC	28	12	No additional courts if existing provision can be serviced.
278	Lindow Lawn Tennis Club	Lindow Lawn LTC	104	104	Two additional courts with sports lighting or if sports lighting is not possible, three additional non-lit courts are needed.

In total, a minimum of seven courts (six sports-lit courts) would be required to meet the future shortfall identified.

Notwithstanding the above, it must be noted that none of the clubs with current or future shortfalls express any capacity issues or any requirement for additional court space. As such, this is not considered to be a priority, although demand should continue to be monitored to ensure that this remains the case.

Where additional courts could be required, this does not necessarily mean that new sites need to be established. Instead, enabling access to existing provision at local authority sites or at school sites could be explored.

Improving the recreational tennis offer

Increasing recreational tennis demand is currently a priority for the LTA, with twice as many people playing casually rather than at clubs. To enable this, it has secured a £22 million investment fund to be put into public tennis courts across Britain, together with an £8.5 million investment from the LTA. This will see thousands of public park tennis courts that are in poor or unplayable condition improved for the benefit of the local communities.
In Cheshire East, four local authority sites offering tennis courts have been identified received for recent investment from the LTA. This relates to the following:

- Alderley Edge Park
- Bollington Recreation Ground
- Meriton Road Park
- South Park

These still need to go to cabinet approval before developments can take place. However, based on the findings of this study, such investment should be supported in order to better provide for and increase recreational demand, with quality and a lack of sports lighting currently a significant barrier to participation.

Recommendations

- Protect existing courts in line with national (i.e. the NPPF and Sport England's Playing Fields Policy) and local planning policy.
- and local planning policy.

- Improve court quality at club sites assessed as poor or standard quality and sustain quality at sites assessed as good.
- Support investment into local authority courts to better provide for recreational tennis and seek to maximise usage following funding.
- Explore the installation of sports lighting where it is not currently provided to increase the capacity of courts, especially at club and park sites that are or could be well used.
- Monitor clubs with capacity issues in order to understand if and when additional court access may be required.
- Improve ancillary provision servicing courts where demand is, or could be, high.
- Explore options to further improve the recreational tennis offer via further utilisation of technology provided by the LTA (e.g., Clubspark) to support the customer journey and through investment into facilities and accompanying ancillary provision.
- Ensure appropriate off-court ancillary facilities are in place to support park tennis (e.g., toilets).
- Ensure sinking funds are put into place by providers for long-term sustainability.
- Support opportunities to provide padel courts given its growing demand, providing that no existing in-use traditional courts are lost as a result (unless it can be evidence that this is of benefit to both padel and tennis).
- Where padel courts are to be provided (not to the detriment of tennis), prioritise sites with appropriate existing supporting infrastructure and management e.g., leisure centres.

Netball courts

Assessment Report summary

Netball – supply and demand summary

- There is a high level of demand for netball identified; however, it is also clear that most activity is taking place via indoor facilities, which in most instances seems to be preferred, although it is also being impacted upon by quality at some sites.
- The current supply of outdoor courts is sufficient in quantitative terms, although improvements to tenure, quality and access is needed to better meet what demand exists and to ensure that the sport can continue to grow.

Netball – supply summary

- There are 67 netball courts identified in Cheshire East across 22 sites, with 49 courts at 45 sites available for community use.
- There are also three netball courts that are now considered disused, with these located at Wilmslow High School.
- 55 courts are operated by education providers, with one managed by the Council, nine by a leisure trust and two by a community organisation.
- A total of nine sites are reported as being in use for netball activity across the Borough; however, no long-term security of tenure is provided at any of the venues.
- All but eight of the outdoor netball courts have a macadam surface (two are artificial and six are polymeric).
- Only 32 courts (48%) are serviced by sports lighting, although this represents a higher number than the national rate.
- 62 netball courts are overmarked (e.g., by tennis courts) compared to only five that are dedicated for netball use (standalone).
- Of the courts, six are assessed as good quality, 41 as standard quality and 20 as poor quality, with all the good quality courts available to the community as well as 28 standard quality courts and 15 poor quality courts.

Netball – demand summary

- There are 13 netball clubs based in Cheshire East, with these collectively catering for 1,274 members and mostly competing in the Cheshire Elite, Cheshire Junior and South Cheshire Premier netball leagues.
- The Cheshire Elite League consists of 12 teams and has recently been held via a central venue at Alderley Park (Astra Zeneca).

- The Cheshire Junior Netball League uses five venues within Cheshire East and outside of the Borough, although these are all indoor venues.
- The South Cheshire Premier Netball League operates via a central venue format at Crewe Lifestyle Centre but uses indoor provision.
- Outdoor courts at Fallibroome Academy, The King's School, Tytherington High School, Shavington Academy and Sir William Stanier School are used to host club training activity.
- Play Netball runs unaffiliated leagues in the Borough across eight venues; however, no outdoor provision is currently utilised.
- Back to Netball, Netball Now, Bee Netball and Walking Netball are collectively in operation across eight school and leisure centre sites, predominately via indoor courts.
- Some demand is exported to league formats in neighbouring authorities, such as the Epic Netball League in Cheshire West & Chester and the Warrington & District Netball League in Warrington.
- A high proportion of demand is imported, with this identified from 16 clubs.
- Alsager, Knutsford and Sandbach netball clubs report growth aspirations equating to 20, five and 57 members, respectively.
- No clubs report any unmet or latent demand.

Scenarios

Securing tenure

The outdoor courts at the following sites are currently used by the community for netball:

- Fallibroome Academy
- Holmes Chapel Leisure Centre
- Middlewich Leisure Centre
- Poynton High School
- Sandbach High School & Sixth Form College
- Shavington Academy
- Sir William Stanier School
- The King's School
- Tytherington High School

None of these currently have a long-term usage agreement in place for any of the netball users, although some will be covered via the operator (e.g., at sites managed by Everybody Health & Leisure). For the remaining sites, secured access should also be pursued to ensure that netball demand can continue to be provided for.

Increasing sports-lit provision

The presence of sports lighting is considered to be key for outdoor netball court access as it can provide additional capacity, especially during winter months. Of the sites currently used, the following are not serviced:

- Holmes Chapel Leisure Centre
- Middlewich Leisure Centre
- Sandbach High School & Sixth Form College
- Sir William Stanier School
- Tytherington High School

Providing sports lighting at these venues would better accommodate demand and potentially encourage more usage, particularly in terms of midweek training and commercial league activity. It is particularly something that should be explored at the Everybody Health & Leisure sites given the operation model in place and the quantity of courts provided.

Recommendations

- Protect existing courts in line with national (i.e. the NPPF and Sport England's Playing Fields Policy)and local planning policy.
- Secure community use at sites that are currently in use or that could be used in the future.
- Improve court quality at sites assessed as poor or standard quality and sustain quality at sites assessed as good, especially at sites in use by clubs and for England Netball initiatives.
- Consider establishing additional sports lighting at venues in use for netball or at venues that could attract netball demand following installation.

Bowling greens

Assessment Report summary

Bowls – supply and demand summary

- Ten greens are currently operating above the capacity limit, whilst Mobberley Victory Hall is also forecast to have a shortfall when factoring in future demand.
- At the other end of the scale, the two greens located at South Park are the only greens in Cheshire East that currently operating below the recommended capacity range, although there are also 11 greens without a club assigned to them.
- Whilst there are clearly some capacity pressures, only two affected club reports any issues, suggesting that overall supply is considered sufficient to meet demand.
- Whilst no shortfalls are identified, it is also clear that most of the supply requires protection to ensure that demand can continue to be accommodated, meaning no in-use greens can be lost.

Bowls – supply summary

- There are 63 crown green bowls greens in Cheshire East provided across 60 sites.
- There are also seven disused greens identified at The Hop Pole, Brook Street, Travellers Rest, Bombardier Bowling Club, Rams Head, Knutsford Masonic Hall and Cotton Arms.
- Congleton Park, High Legh, Limes, Mottram, South Park Ladies and Waggon Horses bowls clubs all express unsecure tenure for use of their greens.
- 35 greens are serviced by sports lighting, which represents a significantly large amount.
- Across the Borough, 51 greens are assessed as good quality and 12 as standard quality (none are poor).
- Greens at Macclesfield Cricket Club, Wrenbury Recreation Ground, Mere Cricket Club, Brooks Lane and Dixon Court are serviced by poor quality ancillary facilities.
- Nine clubs have aspirations to improve their ancillary provision.

Bowls – demand summary

- There are 59 clubs using bowling greens in Cheshire East, with membership, where known, totalling 1,928 members and equating to 1,189 senior men, 722 senior women and 17 juniors.
- In contrast to a national trend of declining membership, nine clubs state that membership has increase in recent years, whilst only five identify a decrease.
- Four clubs state that their greens are available for pay and play, although take up is seemingly low.
- Marriot House Veterans BC and Wilmslow U3A BC report that their existing membership levels cannot be accommodated on the current level of provision available to them (unmet demand).
- 10 clubs quantify future demand aspirations collectively totalling 157 members (135 senior and 22 junior).

Scenarios

Impact of accommodating current and future demand

The British Crown Green Bowls Association (BCGBA) does not have any specific guidance on bowling green capacity, stating that it can vary from site-to-site and from club-to-club. However, it states that any green used by at least 20 members is generally considered to be sustainable, whilst any green operating with a membership of over 80 may need additional resource to ensure that it is meeting the required level of demand.

In Cheshire East, where membership is known, ten greens are currently operating above the capacity limit, with these being:

- Alsager Bowling & Recreation Club
- Knutsford Bowling Club
- High Legh Bowls Club
- Packhorse Bowling & Social Club
- Poynton Workmen's Club
- Prestbury Bowls Club
- Rams Head Bowling Green
- Sandbach Park (x2)
- Wilmslow Bowling Club

Collectively, the greens are currently oversubscribed by 474 members, which could equate to the need for six additional greens if membership was combined.

When accounting for future demand (club aspirational demand), just one additional green is forecast to become oversubscribed (at Mobberley Victory Hall); however, the future deficit at this site is very minor with just one member oversubscribed. Together with the current oversubscribed greens (with some deficits worsening via future demand), a future shortfall of 579 members is calculated, which could equate to the need for seven additional greens if membership was combined.

Notwithstanding the above, of the affected clubs, only Marriot House Veterans BC, based at Sandbach Park, reports an existing capacity issue (due to sharing its green with other clubs). The remaining clubs each suggest that both current and future demand can be accommodated via their existing provision. In addition, capacity issues at Sandbach Park should be relieved to some extent when Limes BC returns to its usual home site (Limes Bowling Green).

Based on the above, it is considered that all current and future demand can be accommodated on the current supply of greens, although those clubs that are oversubscribed should continue to be monitored to ensure that this remains the case.

In addition, it should be noted that the oversubscribed greens at Alsager Bowling & Recreation Club, Knutsford Bowling Club, Prestbury Bowls Club and Wilmslow Bowling Club are not currently serviced by sports lighting. Whilst there is no guidance in place to determine how much additional capacity such provision creates, it is known to have a positive impact on accommodating demand. This could therefore be pursued, subject to any planning constraints.

Achieving club sustainability

The BCGBA suggests that clubs operating with a membership of below 20 could be unsustainable. In Cheshire East, only South Park Ladies BC has less than this and, subsequently, the Club may require support to ensure that it can remain sustainable. Avenues should be explored to increase membership levels.

Unused greens

Across Cheshire East, there are 11 greens that do not currently have clubs assigned to them, with these being:

- Clare's Space Boutique Health Club
- Limes Bowling Green
- Legends Health & Leisure Centre (x2)
- Lower Withington Village Hall
- North Street Methodist Bowling Club
- Poynton Legion Club
- Railway Inn
- The Church Inn
- The White Lion
- Wrenbury Recreation Ground

Of these, only the provision at Limes Bowling Green is clearly required from a bowls perspective, with Limes BC only temporarily not based at the site due to an on-site fire. For the remaining greens, unless any demand has been missed, repurposing the provision to meet shortfalls for other sports or open space requirements could be explored, although retaining some provision as strategic reserve is also encouraged. This is particularly the case if any are located in close proximity to clubs with capacity issues.

The same also applies to the disused greens across Cheshire East. These are based at:

- Bombardier Bowling Club
- Brook Street
- Cotton Arms
- Knutsford Masonic Hall
- Rams Head
- The Hop Pole
- Traveller's Res

Recommendations

- Protect all existing greens that are in use (as well as the green as Limes Bowling Green) in line with national (i.e. the NPPF and Sport England's Playing Fields Policy) and local planning policy.
- Improve green quality at sites assessed as poor and standard quality and sustain quality at sites assessed as good.
- Explore installation of additional sports lighting at sites currently without, particularly those that are oversubscribed.
- Seek to improve ancillary facility quality where it is necessary.
- Support clubs operating with a high membership to ensure demand continues to be met on their existing provision.
- Support clubs operating with a low membership to ensure that they remain sustainable.

Archery

Assessment Report summary

Archery - supply and demand summary

- It is considered that there is currently insufficient provision to adequately cater for archery demand due to capacity pressures existing at Alsager Company of Archers and because North Cheshire Bowmen requires a larger grass area
- Greenbank Company of Archery is seemingly being adequately provided for, particularly given that it is no longer to be impacted upon by HS2 plans.

Archery - supply summary

- There is one dedicated outdoor archery range identified, situated in Nantwich and operated by commercial operators National Archery, although it is not affiliated to Archery GB.
- In addition, Alsager Company of Archers uses Cranberry Academy (in Alsager), Greenbank Company of Archers uses an area off Parkers Road (in Crewe), and North Cheshire Bowmen uses Knutsford Sports Club.
- The site used by Greenbank Company of Archers was previously subject to HS2 plans.
- Alsager Company of Archers also uses indoor provision at The Quinta Academy and St Mary's Church Hall, whilst Greenbank Company of Archers does at St Thomas More Catholic School.

Archery – demand summary

- Alsager Company of Archers currently consists of 98 members and provides beginner courses for newcomers looking to learn the sport.
- Greenbank Company of Archers is a Club which primarily focuses on offering beginner courses to newcomers, providing a four-week training course as well as individual taster sessions.
- North Cheshire Bowmen consists of 150 members (including ten juniors) and also offer beginner courses.
- The dedicated archery range in Nantwich offers community access via one-hour sessions and is also available to hire on a commercial basis.
- Unmet demand is identified at Alsager Company of Archers, whereby the Club currently has a waiting list of 40 people.
- North Cheshire Bowmen has demand to access a larger field than that provided at Knutsford Sports Club so that it can increase its activity.
- North Cheshire Bowmen identifies that it plans to continue increasing membership by around 10 members per year, tying this into recent growth from its beginner courses.
- Archery GB identifies that it would expect future growth to be high as this would reflect the national picture and recent trends.

Scenarios

N/A

Recommendations

- Protect all sites for continued archery activity in line with national (i.e. the NPPF and Sport England's Playing Fields Policy) and local planning policy.
- Protect sites from any prejudicial impacts (e.g., overshooting) from any potential development.
- Seek to provide North Cheshire Bowmen with a larger space to better accommodate its demand.
- Pursue resolution to capacity issues faced by Alsager Company of Archers.
- Sustain ground and ancillary facility quality and seek improvements where necessary.
- Support clubs in membership retention and potential growth.
- Should any new facilities be required, support dialogue with other NGBs to understand if facilities used for other sports could be accessed given that large playing field areas are suitable.

Golf courses

Assessment Report summary

Golf – supply and demand summary

- With 24 golfing sites in Cheshire East and a mix of standard hole courses, Par 3 courses and driving ranges, the Borough is well placed to meet demand, especially given the various operational structures in place and the variety of price points on offer.
- It is considered that supply is sufficient to meet demand, although memberships levels are high and some capacity pressures exist.
- There is a clear need to protect all existing provision and to support sites to ensure that any future demand can be absorbed.

Golf – supply summary

- Within Cheshire East, there are 24 golf venues that provide facilities.
- In total, there are 19 standard 18-hole courses and four standard 9-hole courses in addition to five Par 3 courses and 11 driving ranges (provided 207 bays).
- Disused provision is also identified at Alvaston Hall Country Club (9-hole course) and Brookfield Golf Club (18-hole course).
- Of the active sites, 17 operate at members clubs, six are proprietary sites and one is a municipal venue (Queen's Park Golf Club).
- Membership costs are above the national average (£904) across the Borough at £940, although nine sites have lower fees, suggesting a broad mix.
- Quality is relatively good, with no significant issues identified, especially at the members club sites such as Crewe, Malkin Bank, Prestbury and Wilmslow golf clubs.
- It is generally worse at sites such as Queens Park Golf Club, Woodside Park Golf Club and Adlington Golf Centre, although this would be expected given their lower price point and the target market.

Golf – demand summary

- In Cheshire East, the average membership across the clubs that affiliate to England Golf is currently 470, which is substantially above the national average (384).
- Membership has increased significantly recently, with the average membership in 2018 noted as 388 (an 18% growth).
- Whilst pay and play usage is not known as it is not something that is tracked by England Golf, it would be expected that demand would be highest at the municipal and proprietary sites.
- Imported demand into the Borough is expected to be higher than what would ordinarily be considered given the number and variety of golf courses that are provided across the Borough.
- It is clear based on the high average membership level that some clubs will be facing capacity pressures and it is known that Wilmslow Golf Club, Prestbury Golf Club and Crewe Golf Club all have some level of restriction in place regarding new members.
- Using an England Golf tool, High Legh Park Country Club is identified as having the largest potential demand, whereas Shrigley Hall Hotel Golf & Country Club has the smallest potential demand.

Scenarios

N/A

Recommendations

- Protect all in-use sites for continued golf activity in line with national (i.e. the NPPF and Sport England's Playing Fields Policy) and local planning policy.
- Sustain course and ancillary facility quality and seek improvements where necessary.
- Support clubs in membership retention and potential growth and encourage clubs and providers to work more collaboratively in terms of creating pathways for players.

- Ensure that any developments nearby to existing golf sites do not prejudice the use of the provision (e.g. through ball-strike issues).
- For the two disused sites, separate needs assessments will be required to identify requirements should they come forward for development – until such a time, they should also be protected in line with national and local planning policy.

Athletics

Assessment Report summary

Athletics – supply and demand summary

- Cheshire East is relatively well provided for in relation to athletics tracks, with two synthetic 400-metre facilities provided and with these covering both the northern and southern areas of the Borough; however, demand is also notable, with large clubs attached to both sites.
- Priority should be placed on protecting the provision, with quality improvements also likely to be required in the near future to ensure they remain sufficient to accommodate the level of demand received.
- The Central Analysis Area is not currently provided for by any formal athletics facilities, meaning this area could be a focus area for the creation of new provision, tied into England Athletics' current focus on providing new, innovative facilities.
- Away from track and field activity, emphasis should also be placed on supporting the other activities taking place in Cheshire East, with a focus on retaining and increasing participation and growing the various initiatives that are in place.

Athletics – supply summary

- There are two dedicated athletics facilities in Cheshire East, with both providing purpose-built 400 metre tracks (at Cumberland Arena and Macclesfield Leisure Centre).
- An additional, non-traditional running track is located at Wilmslow Rugby Club, with this providing a 600-metre single-lane track with a cinder surface.
- The tracks at both Cumberland Arena and Macclesfield Leisure Centre are operated by the Everybody Health & Leisure on behalf of the Council.
- Both tracks are standard quality, primarily due to their age.
- The track at Macclesfield Leisure Centre will require resurfacing in 2026, whilst both the track and the cage at Cumberland Area need improving in the near future.
- The track at Macclesfield Leisure Centre is currently TrackMark accredited, whilst the throwing cage at Cumberland Arena is not compliant.
- The ancillary facilities servicing the provision is adequate.

Athletics – demand summary

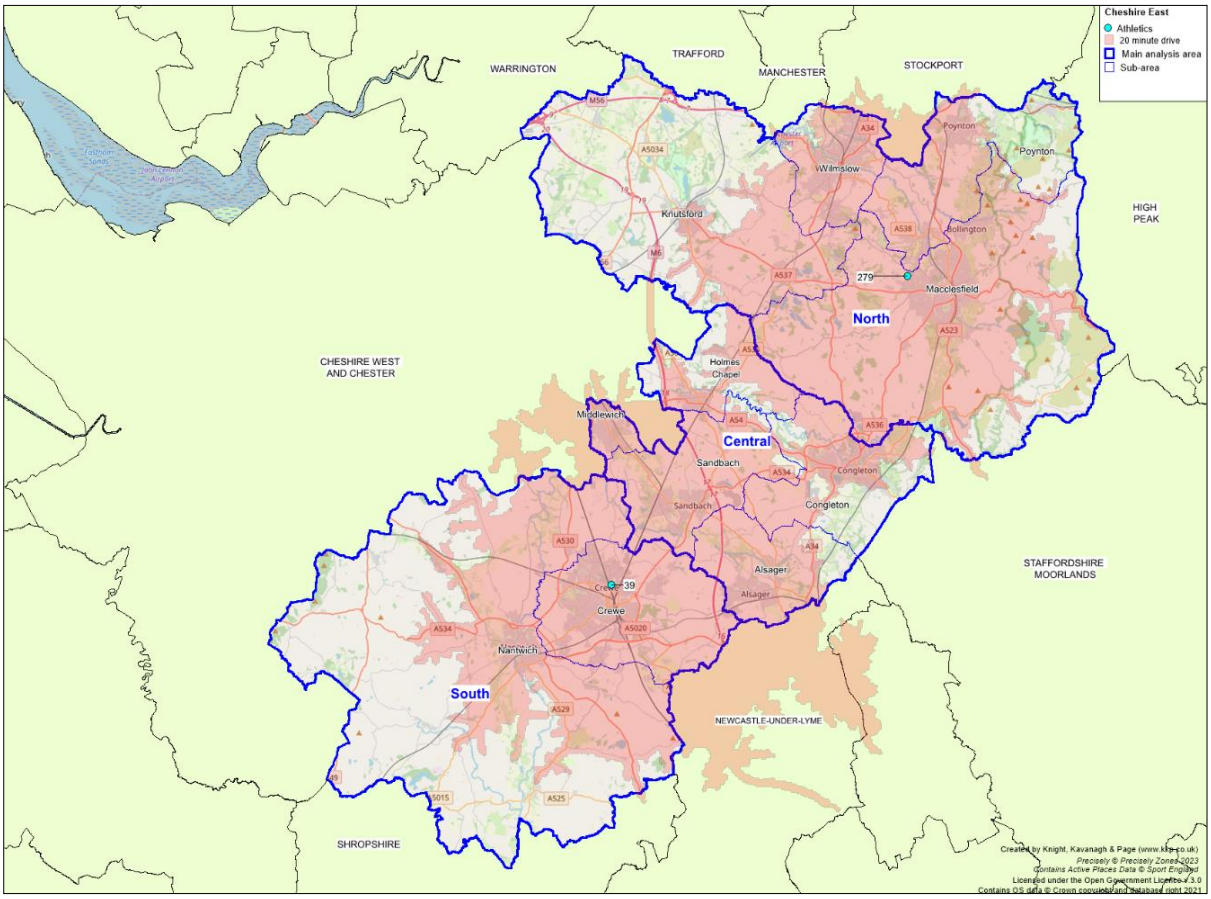
- There are 13 affiliated clubs in Cheshire East taking part in athletics or running activities.
- Crewe & Nantwich Athletic Club is based at the Cumberland Arena and currently caters for 260 members.
- Macclesfield Harriers Athletic Club is a large club catering for 750 members and utilises the track at Macclesfield Leisure Centre.
- Wilmslow Running Club utilises the cinder running track at Wilmslow Rugby Club, whilst all remaining clubs generally do not use dedicated provision.
- In addition, there are six weekly Park Run events, which is a considerable number, as well as three Junior Park Run events.
- All clubs suggest that they are open to accommodating new members, suggesting that most people wanting to participate can do so, meaning capacity is not a barrier to any unmet/latent demand.

Scenarios

Additional provision

As seen by the 20-minute drive-time map overleaf, there are areas in Cheshire East not being serviced by formal track provision. These could be targeted for the creation of new provision, especially in or close to the small corridor within Central Analysis Area given the northern and southern location of the existing two tracks. This would ensure all demand across the Borough could be accommodated.

Figure 4.2: Service areas of athletics tracks in Cheshire East (20-minute drive-time)



England Athletics is currently exploring three alternative approaches in designing new athletics provision with three designs known as compact track, mini track and active track.

The first of the three alternative designs is a ‘compact track’, featuring a 60-metre sprint straight with an accompanying jump lane and shot put space. This provision is the smallest of the three and is installed at sites with limited available land.

A ‘mini track’ features a 140-metre four lane oval track with a six lane 60-metre sprint, as well as accompanying shot put and jumping provision. An advantage to a mini track design is it leaves a large space in the centre of the oval track to be used for either various field events such as long jump/ triple jump, or alternatively it can be used for other sports such as football pitches or an outdoor gym.

Mini track sites also feature a new design of shot-put practice areas in which it flattens a natural slope and athletes throw into a hill allowing for the put to roll back to the participant thus reducing time spent retrieving the put after each throw.

Finally, an 'active track' is a synthetic loop with no fixed shape or distance (similar to a formula one circuit), in which a track is drawn to fit its natural surroundings such as an existing park or school field. This is installed at sites where a 400-metre oval would not be feasible as it allows for adaptations to the shape in order to suit land in its current state.

Recommendations

- Protecting existing track facilities in line with national (i.e. the NPPF and Sport England's Playing Fields Policy) and local planning policy.
- Sustain quality and make improvements via re-surfacing when necessary to ensure that demand can continue to be met.
- Work towards achieving TrackMark status at Cumberland Arena and ensure provision at Macclesfield Leisure Centre remains compliant.
- Look to improve the throwing facilities as a priority at Cumberland Arena as they are not currently compliant.
- Explore if an opportunity exists in areas without purpose-built facilities for the creation of alternative forms of provision linked to England Athletics' current priorities.
- Support clubs, running groups, events and England Athletics initiatives such as Park Run and pursue increased participation, where possible.
- Ensure all clubs/groups continue to have home bases to operate from and pursue improved security of tenure where it is required.

Cycling

Assessment Report summary

Cycling – supply and demand summary

- Formal cycling provision at Tipkinder Park (Shanaze Reade BMX Track) requires protection to ensure competitive demand can continue to be met, whilst the protection of provision at Lanark Walk, Lacey Green Park, Picton Drive, Weston Pump Track and Windmill Park should also be seen as a priority.
- With dedicated provision only existing in the North and South analysis areas, demand for the creation of facilities within the Central Analysis Area could be explored, and any provision should complement what is already in place to ensure a broader range of activities can be catered for across the Borough.

Cycling – supply summary

- In Cheshire East, there are six purpose built outdoor cycling facilities at Tipkinder Park (Shanaze Reade BMX Track), Weston Pump Track and Windmill Park, Picton Drive, Lanark Walk and Lacey Green Park
- The provision at Tipkinder Park was completely remodelled in 2009 and is deemed to be of a very high standard.
- The pump track at Windmill Park is also assessed as good quality following improvement work in 2023.
- The remaining facilities are of adequate quality.

Cycling – demand summary

- There are ten prominent cycling clubs based in Cheshire East.
- Macclesfield Wheelers is the largest club, catering for 250 members.
- Congleton Ghost Riders BMX utilises the BMX track at Tipkinder Park (Shanaze Reade BMX Track), whilst all remaining clubs do not access dedicated provision nor do they have demand to.
- One club is identified as offering Go-Ride programmes, with this known as Cheshire Ghostriders BMX.
- In addition, there are eight Cycle UK groups within Cheshire East.
- Whilst levels of future and latent demand are identified, the nature of cycling means that most of this will not require space at a dedicated facility or within a club.

Scenarios

N/A

Recommendations

- Protect existing formal provision across the six existing sites in line with national (i.e. the NPPF and Sport England's Playing Fields Policy) and local planning policy.
- Ensure continued access to sites and routes used for formal cycling**.**
- Ensure all clubs/groups have home bases to operate from and pursue improved security of tenure where it is required.
- Support British Cycling initiatives and ensure appropriate infrastructure is in place to accommodate such demand.
- Explore the potential creation of off-road cycling provision in the Central Analysis Area to better accommodate demand from across Cheshire East (e.g., at Hankinson's Field).[6]

[6] For more information relating to facility types, see https://www.britishcycling.org.uk/facilities.

PART 5: STRATEGIC RECOMMENDATIONS

The strategic recommendations reflect overarching and common areas to be addressed across Cheshire East based on the sport-by-sport and overall findings. As such, they apply across outdoor sports facilities in the Borough and may not be specific to just one sport or one area.

OBJECTIVE 1

To **protect** the existing supply of outdoor sport provision and ancillary facilities where it is needed for meeting current and future needs.

Recommendations:

a) Ensure, through the use of the PPOSS, that playing pitches and outdoor sport facilities are protected through the implementation of local planning policy.

b) Secure tenure and access to sites for high quality, development minded clubs, through a range of solutions and partnership agreements.

c) Maximise community use of education facilities where needed.

Recommendation (a) – Ensure, through the use of the PPOSS, that playing pitches and outdoor sport facilities are protected through the implementation of local planning policy.

The PPOSS shows that all existing playing field and outdoor sport sites cannot be deemed surplus to requirements because of shortfalls now and in the future. As such, all provision requires protection or appropriate mitigation until all identified shortfalls have been overcome. This includes underused and poor quality sites as there is a requirement for such provision to help meet and alleviate the identified shortfalls i.e., following improvements.

When shortfalls are evident, provision can only be permanently lost when the current picture changes to the extent that the site in question is no longer needed as a result of no shortfalls existing, or unless appropriate mitigation is provided and agreed upon by all stakeholders, in line with national planning policy. NPPF paragraph 103 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Should facilities be taken out of use for any reason (e.g., council budget restraints), it is imperative that the land is retained so that it can be brought back into use in the future. This means that land containing provision should not be altered (except to improve play) and should remain free from tree cover and permanent built structures, unless the current picture changes to the extent that the site in question is no longer needed (subject to being informed by a review of the PPOSS or a separate needs assessment), or unless replacement provision is provided to an equal or greater quantity and quality.

The PPOSS should be used to help inform development management decisions that affect existing or new playing pitch and outdoor sport provision as well as accompanying ancillary facilities. All applications should be assessed on a case-by-case basis taking into account site specific factors. In addition, Sport England is a statutory consultee on planning applications that affect or prejudice the use of provision used within the last five years and will use the PPOSS to help assess that planning application against its Playing Fields Policy.

Policy Exception E1:

'A carefully quantified and documented assessment of current and future needs has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport'.

Policy Exception E2

'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field and does not affect the quantity and quality of playing pitches or otherwise adversely affect their use'.

Policy Exception E3

'The proposed development affects only land incapable of forming part of a playing pitch and does not:

- Reduce the size of any playing pitch;
- Result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
- Reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain quality;
- Result in the loss of other sporting provision or ancillary facilities on the site;
- Prejudice the use of any remaining areas of playing field on the site'.

Policy Exception E4:

'The playing field or fields to be lost as a result of the proposed development would be replaced, prior to the commencement of development, by a new playing field site or sites:

- of equivalent or better quality and
- of equivalent or greater quantity;
- in a suitable location and;
- subject to equivalent or better management arrangements.

Policy Exception E5

'The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice of use, of the area of playing field'.

Disused sites

Disused sites that have been unused for more than five years should also be protected from development or replaced in accordance with Sport England's policy exceptions as they currently provide a solution to reducing identified shortfalls. As such, any disused sites are included within the Action Plan together with a recommendation in relation to bringing the site back into use or to mitigate permanent loss to address the shortfalls identified. This is despite Sport England not being a statutory consultee on such applications.

The lawful use of a disused playing field is still that of a playing field until such time as it is developed for a non-pitch sport use or its use is formally changed through the planning system. There is no positive obligation, under planning law, for a playing field to be actively used as such. The below lists known disused playing pitch sites currently within the Borough:

- Alderley Park – Monks Heath (SK10 4TS)
- Brooke Dean Community College (SK9 3QN)
- Brook House Playing Field (CW2 6NA)
- Chelford Cricket Club (SK11 9AJ)
- Cranage Hall (CW4 8EW)
- Knutsford Masonic Hall (WA16 9BQ)
- Lanark Walk (SK10 3ES)
- Marton Primary School (SK11 9HD)
- Sandwich Drive (SK10 2UD)
- St Barnabas C of E Primary School (SK11 7QA)

In addition, the following are known disused non-pitch sites. These are still protected by Paragraph 103 of the NPPF.

- Alvaston Hall Country Club (CW5 6PD)
- Bombardier Bowling Club (CW1 2RP)
- Brookfield Golf Club (CW3 0JQ)
- Brook Street Bowling Green (WA16 8EB)
- Cotton Arms (CW5 8HG)
- Knutsford Masonic Hall (WA16 9BQ)
- Rams Head (SK12 2AE)
- The Carrs Park (SK9 4AA)
- The Hop Pole (CW2 7RQ)
- Traveller's Rest (CW6 9JA)

For information regarding what was supplied across the sites, please see the Action Plan within this document.

In addition to above, there are some existing playing field sites which may be able to or have previously accommodated more pitches than are presently marked. There may also be sites which are no longer prepared and used for formal sport but that still serve another function, such as a public open space or park. These sites should therefore not be considered disused as they continue to operate as part of the green infrastructure typology.

Sites in Cheshire East can also be protected for community use through additional status, such as through Community Right to Bid as Assets of Community Value. An Asset of Community Value is land or buildings nominated by a local voluntary or community group and which the Council decides meets the requirements to be listed as an asset of community value. The statutory rules about assets of community value can be found in sections 87 – 103 of the Localism Act.

If the owner of land or buildings that are listed as Assets of Community Value wants to sell them, they must contact the Council which will notify the community group that nominated the asset. The community group then has the opportunity to register its interest as a potential bidder, triggering a six-month moratorium period during which, subject to certain exceptions, the owner can only sell the asset if it is to a community interest group. Only after the moratorium period can the owner sell to whomever they choose.

Furthermore, playing field sites can be protected through Fields in Trust (FIT) King George V or Queen Elizabeth II programmes. Protection for these is a legal agreement between FIT and the landowner of a space that they will retain for use as a green space, usually a public park, playing field or recreation ground, in perpetuity (e.g., King George V Playing Field, in Crewe).

Recommendation (b) – Secure tenure and access to sites through a range of solutions and partnership agreements.

A number of school, commercial and private sites are being used in Cheshire East for competitive play, predominantly for football, hockey and netball. In some cases, use of such facilities has been classified as secure; however, it is not necessarily formalised and relevant organisations should seek to establish appropriate community use agreements, including access to changing provision where required/available. This is especially the case for sites that have unsecured community use despite receiving high levels of use, as is the case at venues such as Wilmslow High School, Tytherington High School and The Macclesfield Academy / Macclesfield College.

Not having fully formalised usage presents a risk for those clubs using these sites as community use could technically be terminated at any time. Securing community use will therefore help to create additional capacity and could help to address deficiencies.

For unsecure sites, NGBs, Sport England and the Football Foundation can often help to negotiate and engage with providers where the local authority may not have direct influence. This is particularly the case at sites that have received funding from these bodies or are going to receive funding in the future as community access can be a condition of any agreement.

Given current budgetary pressures, it is increasingly important for the Council to work with voluntary sector organisations to enable them to take greater levels of ownership and support the wider development and maintenance of facilities. To facilitate this, where practical, it should support and enable clubs to generate sufficient funds for the acquisition and development of sites, providing that this is to the benefit of sport.

The Council should also further explore opportunities where security of tenure could be granted via lease agreements (minimum 25 years as recommended by Sport England and NGBs) so that clubs are in a position manage assets and to apply for external funding for site improvements. This is particularly the case at poor quality local authority sites, possibly with inadequate or no ancillary facilities, so that quality can be enhanced and sites developed.

Local sports clubs that could be able to manage their own assets should be supported by partners including the Council and NGBs to achieve sustainability across a range of areas including management, membership, funding, facilities, volunteers and partnership work. For example, club development should be supported and clubs should be encouraged to develop business and sports development plans to show how facilities can be sustainable and to maximise income generation.

Relevant clubs could also be encouraged to look at different management models such as registering as Community Amateur Sports Clubs (CASC)[7]. They should also be signposted to work with partners locally, such as volunteer support agencies or local businesses.

Each club interested in leasing a council site should be required to meet service and/or strategic recommendations. An additional set of criteria should also be considered, which takes into account club quality, aligned to its long-term development objectives and sustainability, as seen in the table below.

[7] http://www.cascinfo.co.uk/cascbenefits

Table 5.1: Recommended criteria for lease of council sport sites to clubs/organisations

Club	Site
Clubs should have Clubmark/NGBs accreditation award. Clubs commit to meeting demonstrable local demand and show pro-active commitment to developing school-club links. Clubs are sustainable, both in a financial sense and via their internal management structures in relation to recruitment and retention policy for both players and volunteers. Ideally, clubs should have already identified any match funding required for initial capital investment identified. Clubs have processes in place to maintain sites to the existing or better standards.	Sites should be those identified as 'Local Sites' (recommendation d) for new clubs (i.e., not those with a Borough-wide significance) but that offer development potential. For established clubs which have proven success in terms of self-management 'Key Centres' are also appropriate. As a priority, sites should acquire capital investment to improve (which can be attributed to the presence of an accreditation award). Sites should be leased with the intention that investment can be sourced to contribute towards the improvement of the site.

Furthermore, the Council could establish a series of core outcomes to derive from clubs taking on a lease arrangement to ensure that the most appropriate clubs are assigned to sites. As an example, outcomes may include:

- Increasing participation, particularly in target areas such as women's and girls' activity.
- Supporting the development of coaches and volunteers.
- Commitment to quality standards.
- Improvements (where required) to facilities, or as a minimum retaining existing standards.

In addition, clubs should be made fully aware of the associated responsibilities/liabilities when considering leases of multi-use public playing fields. It is important in these instances that the sites remain available for other purposes and for other users.

For clubs with lease arrangements already in place, these should be reviewed when fewer than 25 years remain so that extensions can be secured, thus improving security of tenure and helping them attract funding for site development. Any club with less than 25 years remaining on an agreement is unlikely to gain any external funding (unless the agreement has been recently entered into). Current examples include Ashley CC, Lindow CC and Mere CC as well as Holmes Chapel RUFC.

Recommendation (c) - Maximise community use of education facilities where needed

To maximise community use, a more coherent, structured relationship with schools is recommended. The ability to access good facilities within the local community is vital to any sports organisation, yet many clubs struggle to find good quality places to play and train. In Cheshire East, pricing policies at facilities can be a barrier to access at some education sites but physical access, poor quality and resistance from providers to open up provision is also an issue, especially at academies and independent schools.

A large number of sporting facilities are located on education sites and making these available to sports clubs can offer significant benefits to both the venues and local clubs, as well helping to reduce identified shortfalls. It is, however, common for provision not to be fully maximised for community use, even on established community use sites.

In some instances, facilities are unavailable for community use due to poor quality and therefore remedial works will be required before it can be established (e.g., at Fallibroome Academy and Poynton High School). The low carrying capacity of these facilities sometimes leads to them being played to capacity or overplayed simply due to curricular and extra-curricular use, meaning they cannot accommodate any additional use by the community.

Whilst community sport should ultimately be sought at all educational sites, priority should be placed on firstly exploring community use options at larger venues offering several pitches (e.g., at Poynton High School). Securing access to such sites will have a bigger impact on reducing shortfalls throughout the analysis areas that they are based within. However, it is also noted that smaller sites and particularly primary schools can also serve a significant purpose as they can be at the heart of local communities, particularly in more rural areas.

Although there are a growing number of academies over which the Council has little or no control, it is still important to understand the significance of such sites and attempt to work with the providers where there are opportunities for community use. In addition, relevant NGBs have a role to play in supporting the Council to deliver upon this recommendation and communicating with schools where necessary to address shortfalls in provision.

As detailed earlier, NGBs, Sport England, Active Cheshire and other funding bodies can often help to negotiate and engage with providers where the local authority may have limited direct influence. This is particularly the case at sites that have received funding from the relevant organisations or are going to receive investment in the future as community access can be a condition of the funding agreement.

Where new schools are provided in major new residential developments, these should be designed to facilitate community access, with opportunities for meeting the community's outdoor sports needs explored at the outset to maximise the potential for facility provision to be made within the developments, if appropriate. An example of this is ensuring the provision of youth 11v11 and/or youth 9v9 grass football pitches, given current shortfalls and their suitability for the playing format of students, or multi-use provision such as courts that can accommodate both tennis and netball activity.

OBJECTIVE 2

To enhance outdoor sport provision and ancillary facilities through improving quality and management of sites

Recommendations:

d) Improve quality

e) Adopt a tiered approach (hierarchy of provision) to the management and improvement of sites.

f) Work in partnership with stakeholders to secure funding.

g) Secure developer contributions.

Recommendation (d) – Improve quality

There are a number of ways in which it is possible to improve quality, including, for example, addressing overplay and improving maintenance. Given that the majority of councils' face reducing budgets, it is currently advisable to look at improving key sites as a priority (e.g., the largest sites that are the most overplayed or the poorest). The Action Plan within this document provides a starting point for this, identifying key sites, poor quality sites and/or sites that are overplayed which should be prioritised for improvement.

Notwithstanding the above, with pressures on budgets, any wide-ranging direct investment into quality is unlikely and other options for improvements should therefore also be considered. This could be via clubs leasing/managing sites as highlighted in Objective 1, with clubs taking on maintenance, whilst other options may include the use of equipment banks and the pooling of resources for maintenance.

Addressing quality issues

Quality in Cheshire East is variable with most facilities assessed as standard quality, although poor quality provision is more prevalent than good quality provision (albeit not for all sports e.g., cricket and bowls). Where facilities are assessed as standard or poor quality and/or overplayed, maintenance regimes should be reviewed and, where possible, improved to ensure that what is being done is of an appropriate standard to sustain/improve pitch quality. Ensuring continuance of existing maintenance of good quality pitches is also essential.

Based upon an achievable target, using existing quality scoring to provide a baseline, a standard should be used to identify deficiencies and investment should be focused on those sites which fail to meet the proposed quality standard. For the purposes of quality assessments, the Strategy refers to pitches and ancillary facilities separately as being of 'good', 'standard' or 'poor' quality. However, some good quality sites have poor quality elements and vice versa (e.g., a good quality pitch may be serviced by poor quality changing facilities).

It is also important to note the impact the weather has on quality. The worse the weather, the poorer the facilities tend to become, especially if no, or inadequate, drainage systems are in place. This also means that quality can vary year on year dependent upon the weather and levels of rainfall, although maintenance regimes could be altered to reduce this impact.

If a poor quality site receives little or no usage that is not to say that no improvement is needed. It may instead be the case that it receives no demand because of its quality, thus an improvement in said quality will attract demand to the site, potentially from overplayed standard or good quality sites (thus reducing capacity issues). Where this occurs, it is vital that the improvements are advertised and marketed towards potential users as their perception of the provision may need altering.

In addition, without appropriate, fit for purpose ancillary facilities, good quality provision may be underutilised, especially by adults and female users who have more of a requirement. Changing facilities form the most essential part of this offer (although other provision can be key for income generation) and therefore key sites should be given priority for improvement. For the majority of sports, no senior league matches can take place without appropriate changing facilities and the same also applies to women's and girls' demand.

For football, The FA has a Pitch Improvement Programme aimed at improving the standard of grass pitches across the Country. For provision included in the programme, clubs can utilise the services of the Football Foundation's PitchPower app to carry out a free on-site assessment of their pitches. This then provides the Grounds Management Association (GMA) with the detail needed to create a personalised, informative report to advise on how improvements can be made. Clubs then receive bespoke advice and support to help with any future actions, funding applications and equipment, with clubs getting access to discounted rates for machinery and consumables through local partnerships.

The tool is available across mobile apps and desktop and is open to access by all providers, including clubs, schools and local authorities. Following a PitchPower report, organisations can work towards the recommended dedicated maintenance regime identified to improve the quality of their pitches. Applicants are required to submit a PitchPower assessment for each of their pitches as a condition of a grant funding application for Football Foundation grass pitch investment, such as the Grass Pitch Maintenance fund.

For rugby union, rugby league and cricket, the respective NGBs are now also utilising Pitch Power, with reports being produced similar to those for football.

Specifically for tennis, the LTA has secured a £22 million investment fund to be put into public tennis courts across Britain, together with an £8.5 million investment from the LTA. This will see thousands of public park tennis courts that are in poor or unplayable condition improved for the benefit of the local communities.

For the improvement/replacement of 3G and hockey provision, this is most commonly linked to age, with any surfaces older than 10 years generally requiring replacement. Where pitches are provided, sinking funds should be put into place to ensure that refurbishment can take place when it is required. This is a requirement of Football Foundation funded pitches, as per its terms and conditions.

As improving all sites is unlikely to be feasible from a budgetary and logistical perspective, key sites with a larger number of pitches/facilities should be prioritised, particularly where they are well used or could be well used following improvements. The table below identifies sites in Cheshire East that could be focused on for each relevant sport, based on their current status and issues.

Table 5.2: Key sites requiring quality improvements (by sport)

Sport	Sites for improvement
Football	All Hallows Catholic College Back Lane Barony Sports Complex Congleton Road Cranage Playing Fields Deva Playing Fields Eaton Bank Academy Egerton Youth Club Jasmine Park Jim Evison Playing Fields King George V Playing Fields Poynton High School Sutton Lane Playing Field The Peacock Sports Ground Wilmslow High School

Sport	Sites for improvement
Rugby union	Congleton Park Hankinson's Field Memorial Ground (Wilmslow Rugby Club) Knutsford Academy (lower)
Rugby league	-
Hockey	Knutsford Leisure Centre Shavington Leisure Centre Wilmslow High School
Cricket	Kerridge Cricket Club Poynton Sports Club Rostherne Cricket Club
Lacrosse	Disley Amalgamated Sports Club Mount Vernon
American football	King George V Playing Fields
Rounders	-
Baseball/softball	-
Tennis	Alderley Edge Park Bollington Recreation Ground Meriton Road Park South Park
Netball	Holmes Chapel Leisure Centre Middlewich Leisure Centre Sandbach High School & Sixth Form College Sir William Stanier School Tytherington High School
Bowls	Brooks Lane Bowling Green Dixon Court Knutsford Bowling Club Macclesfield Cricket Club Mere Cricket Club Parkside Bowls Club Prestbury Bowls Club Wrenbury Recreation Ground
Archery	Knutsford Sports Club
Golf	-
Athletics	Cumberland Arena Macclesfield Leisure Centre
Cycling	Weston Pump Track

Addressing overplay

In order to improve the overall quality of the outdoor facility stock, it is necessary to ensure that provision is not overplayed beyond recommended carrying capacity. This is determined by assessing quality (e.g., via a non-technical site assessment and/or technical PitchPower assessments) and allocating a match/usage limit to each.

The FA, RFU, RFL, ECB and EH all recommend a maximum number of matches that pitches should take based on quality, as seen in the following table. For other grass pitch sports, no guidelines are set by the NGBs although it can be assumed that a similar trend should be followed.

Table 5.2: Carrying capacity of pitches

Sport	Pitch type	No. of matches		
		Good quality	Standard quality	Poor quality
Football	Adult pitches	3 per week	2 per week	1 per week
	Youth pitches	4 per week	2 per week	1 per week
	Mini pitches	6 per week	4 per week	2 per week
Rugby union	Natural Inadequate (D0)	2 per week	1.5 per week	0.5 per week
	Natural Adequate (D1)	3 per week	2 per week	1.5 per week
	Pipe Drained (D2)	3.25 per week	2.5 per week	1.75 per week
	Pipe and Slit Drained (D3)	3.5 per week	3 per week	2 per week
Rugby league	Senior pitches	3 per week	2 per week	1 per week
	Junior pitches	3 per week	2 per week	1 per week
Cricket	One grass wicket One synthetic wicket	5 per season 60 per season	4 per season 60 per season	0 per season 0 per season
Hockey	Sand/water based AGP	4 per day	4 per day	N/A

For non-pitch sports, capacity is not linked to the number of matches taking place but rather the number of members (and other users) attracted to a site. For example, for tennis, a hard court is said to have capacity for 60 members if it is serviced by sports lighting, whereas a non-lit has court has capacity for 40 members (this varies for grass courts). For bowls, a green is considered at capacity if it has over 80 members, whilst a membership of under 20 could be unsustainable.

It is imperative to engage with clubs to ensure that sites are not played beyond their capacity. Where overplay is identified, play should be encouraged, where possible, to be transferred to alternative venues that are not operating at capacity, or quality should be improved to increase capacity to appropriate levels. Where play is transferred, this may include transferring play to 3G pitches or to sites not currently available for community use but which may be in the future.

For rugby union, additional sports lighting, in conjunction with quality improvements, can further reduce levels of overplay at club sites as it allows clubs to spread training demand across a greater number of pitches or unmarked areas. If permanent sports lighting is not possible, portable sports lighting can be provided as an alternative.

Similarly, additional sports lighting can help resolve capacity issues for both tennis and netball as it can allow for greater court usage, especially during winter months.

For cricket, an increase in NTPs and, in time, hybrid wickets is key to alleviating overplay as this allows for the transfer of junior demand from grass wickets. It also does not require any additional playing pitch space as NTPs can be installed in situ with existing squares.

The table below identifies sites in Cheshire East that are currently overplayed for each sport.

Table 5.3: Overplayed sites (by sport)

Sport	Sites for improvement
Football	All Hallows Catholic College Alsager Sports Hub Congleton High School Congleton Road Eaton Bank Academy Egerton Youth Club Eric Swan Sports Ground

Sport	Sites for improvement
	Gawsworth Primary School Holmes Chapel Leisure Centre Hurdsfield Community Primary School Ilford Playing Fields (Mobberley) Jasmine Park Jim Evison Playing Fields Lacey Green Pavilion Malbank School & Sixth Form College Middlewich Primary School Middlewich Town Football Club Sandbach Community Football Centre St John's Road The Macclesfield Academy/Macclesfield College The Peacock Sports Ground Tytherington Pitches (Rugby Drive) Upcast Lane
Rugby union	Congleton Park Hankinson's Field Memorial Ground (Wilmslow Rugby Club) Knutsford Academy (lower) Priory Park (Macclesfield Rugby Club) Sandbach Rugby Club
Rugby league	-
Hockey	-
Cricket	Alderley Edge Cricket Club Alsager Cricket Club Ashley Cricket Club Bunbury Cricket Club Congleton Sports & Social Club Crewe Vagrants Disley Amalgamated Sports Club Elworth Cricket Club Kerridge Cricket Club Langley Cricket Club Lindow Cricket Club Macclesfield Cricket Club Mobberley Cricket Club Nantwich Cricket Club Poynton Sports Club Rode Park & Lawton Cricket Club Rostherne Cricket Club Toft Cricket Club Wilmslow Phoenix Sports Club
Lacrosse	-
American football	-
Rounders	-
Baseball/softball	-
Tennis	Croftside Tennis Club Lindow Lawn Tennis Club Pownall Park Tennis Club Prestbury Playing Fields

Sport	Sites for improvement
Netball	-
Bowls	Alsager Bowling & Recreation Club Knutsford Bowling Club High Legh Bowls Club Packhorse Bowling & Social Club Poynton Workmen's Club Prestbury Bowls Club Rams Head Bowling Green Sandbach Park Wilmslow Bowling Club
Archery	-
Golf	-
Athletics	-
Cycling	-

As mentioned earlier, there are also sites that are poor quality but which are not overplayed. These should not be overlooked as often poor quality sites have less demand than others but demand could increase if the quality was improved. It does, however, work both ways as potential improvements may make sites more attractive and therefore more popular, which in the long run can lead again to them becoming poor quality pitches if not properly maintained.

Recommendation (e) – Adopt a tiered approach (hierarchy of provision) to the management and improvement of sites

To allow for facility developments to be programmed within a phased approach, the Council should adopt a tiered approach to the management and improvement of outdoor sport sites and associated facilities.

The identification of sites is based on their strategic importance in a Borough-wide and sporting context. As such, this takes into account the level of demand accommodated and the potential impact the recommended actions will have on addressing the identified shortfalls/issues. The proposed site-hierarchy is summarised in the following table.

Table 5.3: Proposed tiered site criteria

Criteria	Hub sites	Key centres	Local sites
Site location	Strategically located in the Borough. Priority sites for NGBs.	Strategically located within the analysis area.	Services the local community.
Site layout	Accommodates three or more grass pitches, generally including provision of an AGP (or with the potential).	Accommodates two or more grass pitches.	Accommodates one or two pitches.
Type of sport	Multi-sport provision. Could also operate as a central venue.	Single or multi-sport provision.	Generally single sport provision but may cater for more at a basic level.
Management	Management control allows for wide community use, i.e., through the local authority, a leisure operator or a school/college/university with a community use agreement.	Management control generally allows for wide community use but may include sites that are owned or leased by clubs/other organisations.	Management control can be via the local authority, schools, clubs and other providers.

Criteria	Hub sites	Key centres	Local sites
Maintenance regime	Maintenance regime aligns or could align with NGB guidelines.	Maintenance regime aligns or could align with NGB guidelines.	Standard maintenance regime or an in-house maintenance contract.
Ancillary facilities	Good quality ancillary facilities on site (or potential), with sufficient changing rooms and car parking to serve the number of pitches; may include wider social/function facilities.	Good quality ancillary facility on site (or potential), with sufficient changing rooms and car parking to serve the number of pitches.	Limited or no changing room access on site.

Hub sites are of Borough-wide importance where users are willing to travel to access the range and high quality of facilities offered and are likely to be multi-sport. Actions at these sites are likely to have a greater impact on addressing the issues identified in the PPOSS.

Examples in Cheshire East include:

- Alsager Sports Hub
- Egerton Youth Club
- King George V Playing Fields
- Sandbach Community Football Centre

Key centres are more community focused, although some are still likely to service a wider analysis area. However, there may be more of a focus on a specific sport i.e., a dedicated site.

It is considered that some financial investment may be necessary to improve the facilities at both hub sites and key sites. This could be to improve the provision, create additional provision (e.g., a 3G pitch) or to enhance the ancillary facilities in terms of access, flexibility (e.g., single-sex team and officials changing if necessary) and quality as well as ensuring that they meet the rules and regulations of local competitions.

Larger key centres in Cheshire East include Alderley Park, Cumberland Arena and Congleton Park.

Local sites refer to those sites offering less provision or that are of less value to the wider community when compared to key centre and hub sites, although they can be valuable in the immediate area and to any local teams/users. Primarily they are sites with one pitch/facility or a low number of pitches/facilities that service just one or two sports.

For council sites in this tier, consideration should be given, on a site-by-site basis, to the feasibility of a club taking on a long-term lease (if not already present), in order that external funding can be sought. Such sites will require some level of investment, either to the outdoor sport facilities or ancillary facilities, and it is anticipated that one of the conditions of offering a hire/lease is that the Club would be in a position to source external funding to improve/extend the provision.

Other sites considered in this tier may be primary school sites or secondary school sites that are not widely used by the community or that do not offer community availability.

Recommendation (f) – Work in partnership with stakeholders to secure funding

Partners, led by the Council, should ensure that appropriate funding is secured for improved sports provision and directed to areas of need. This should be underpinned by a robust strategy for improvement in outdoor sport provision and accompanying ancillary facilities, with the PPOSS able to be used as an evidence base for attracting investment.

Furthermore, to address community need, target priority areas and reduce provision duplication, a coordinated approach to strategic investment is required. In delivering this recommendation, the Council should maintain a regular dialogue with local partners through the PPOSS Steering Group as well as with neighbouring local authorities. Cross-border developments can accommodate demand from within Cheshire East and lessen requirements within the Borough (and vice versa). An example of this could relate to ongoing development proposals at both Moss Farm Leisure Complex and Knights Grange Leisure Complex, both of which already host significant demand from Cheshire East. The sites are located in Cheshire West & Chester.

To attract investment, the Council should stay informed in relation to relevant and appropriate funding pots, both in regard to what it can directly attract as well as to what clubs could attract independently (with the Council able to assist with this process). This can also be helped through the PPOSS Steering Group signposting partners to what could be available.

Although some investment in new provision will not be made by the Council directly, it is important that the Steering Group seeks to direct and lead a strategic and co-ordinated approach to facility development. This includes delivery from education sites, NGBs, sports clubs and the commercial sector.

Recommendation (g) – Secure developer contributions

The Council has a Draft Supplementary Planning Document (SPD) which seeks to set out a process for securing playing pitch and outdoor sport requirements (amongst other needs) resulting from housing growth/developments. This is to be adopted in early 2024 and once finalised should be used in conjunction with the PPOSS. The PPOSS supports the SPD.

The Draft SPD identifies that:

- Planning obligations relating to open space, outdoor sport and green infrastructure connectivity will be sought for residential and non-residential developments of 10 units or more, or where the site has an area of 0.5 hectares or more or for commercial developments where the floorspace is over 1,000sqm or site area more than one hectare.
- Open space, outdoor sport and green infrastructure will, unless otherwise agreed, be provided on site. If agreed, off-site provision of part or all of the requirements will be provided by means of a commuted sum to the Council.
- Where the provision of open space, outdoor sport and green infrastructure is on site, management and maintenance in perpetuity will need to be demonstrated and will be secured via S106.
- Where all or some of the open space, outdoor sport and green infrastructure is to be provided off site via a commuted sum, it will be accompanied by a commuted sum for maintenance.
- Where the offsite provision of open space or green infrastructure connectivity is countryside, or contains countryside elements, a commuted sum for maintenance will also be required.
- Where provision is of strategic significance, it should be conveyed to the Council with a commuted sum for maintenance of a minimum of 20 years. The Council may work with third party organisations to undertake long term management and maintenance.

- Major developments of 300 dwellings or more will require a specific Sports Needs Assessment and sometimes in combination with indoor, outdoor and other provisions for health and wellbeing. Where smaller developments below this threshold have been identified as requiring provision on site or where developments will have an impact on existing sports facilities, a Sports Needs Assessment will be required.

In addition, the SPD identifies that Sport England's Playing Pitch Calculator will be used where proposals exceed 300 dwellings, with, as mentioned above, a separate needs assessment also required to support this. Other, smaller developments are to use an updated per dwelling or per square meter calculation.

Sport England's Playing Pitch Calculator is a tool for helping to determine the additional demand for pitches and to estimate the likely developer contribution required. The calculator uses the current number of teams by sport and by pitch type and calculates the percentage within each age group that play that sport and on that provision. That percentage is then applied to the population growth and the additional teams likely to be generated are then converted into match equivalent sessions. This then provides the associated pitch requirements in the peak period, with the associated costs (both for providing the pitch/facility and for its life cycle) provided. The calculator splits the requirement into peak time demand for natural turf pitches, training demand for artificial grass pitches, and the number of new changing rooms required.

The PPOSS should be used to help determine the likely impact of a new development (or group of developments) on demand and the capacity of existing sites in the area, and whether there is a need for contributions to be put towards improvements to increase the capacity of existing provision, or if new provision is required (or a combination of both). Where development is located within access of existing high-quality provision, this does not necessarily mean that there is no need for further provision or improvement to existing provision, as additional demand arising from the development is likely to result in increased usage (which can result in overplay or quality deterioration).

Where it is determined that new provision is required to accompany development, priority should be placed on providing facilities that also contribute towards alleviating existing shortfalls within the locality. To determine what supply of provision is provided, it is imperative that the PPOSS findings are taken into consideration and that for particularly large developments consultation takes place with the relevant NGBs and Sport England. This is due to the importance of ensuring that the stock of facilities provided is correct to avoid provision becoming unsustainable and unused.

The preference from the Council, Sport England and the NGBs is generally for multi-pitch (or multi-facility) and potentially multi-sport sites to be developed, supported by a clubhouse and adequate parking facilities which consider the potential for further development in the future. This is because single pitches/facilities are more likely to become under-used (or unused), unviable and unsustainable, although it should be noted that there are certain circumstances in which they can be acceptable. An example of this is in rural areas whereby insufficient demand could exist to support a larger development.

Where new provision is agreed as not appropriate but where contributions to existing sites are instead to be sought, the PPOSS Action Plan should be used to identify suitable sites within the locality that should receive the funding. This may involve directing investment into provision most likely to receive demand from the housing development, or into provision that is most in need (e.g., due to quality issues).

The above can also form the basis of the sports needs assessment process, where this is required. Such an assessment can use the findings of the PPOSS and then the calculator to determine what is required, where it is required, and what the associated costs will be.

In addition, it should also be noted that Sport England's Playing Pitch Calculator currently only identifies needs for the main pitch sports of football, rugby union, rugby league, hockey and cricket. As such, other pitch sports (e.g., lacrosse) and non-pitch sports (e.g., tennis and bowls) are not covered by it. This emphasises the need for a sport needs assessment whereby these can also be considered, again utilising the PPOSS and NGB consultation to assist.

For further information, please see Part 7 of this report.

OBJECTIVE 3

To provide new outdoor sport provision and ancillary facilities where there is current or future demand to do so

Recommendations:

h) Rectify quantitative shortfalls through the current facility stock.

i) Identify opportunities to increase to the overall stock to accommodate both current and future demand.

Recommendation (h) - Rectify quantitative shortfalls through the current stock

The Council and its partners should work to rectify identified inadequacies and meet identified shortfalls as outlined in the preceding Assessment Report and the sport-by-sport specific recommendations (Part 4) as well as the following Action Plan (Part 6). First and foremost, it is imperative that the current levels of provision are protected and maintained to ensure that the overall picture does not worsen in the future.

To reduce the identified shortfalls, there is not necessarily a need for a significant level of new provision, with the current provision instead able to be better utilised to overcome most deficits. Maximising use of existing provision through a combination of the following will help to reduce shortfalls and accommodate future demand:

- Improving quality in order to improve the capacity to accommodate more demand.
- Transferring demand from overplayed sites to sites with spare capacity and/or to artificial surfaces.
- The re-designation of facilities e.g., converting an unused pitch (or pitch type) for one sport to instead cater for another sport (or another pitch type).
- Securing community use at education sites including those currently unavailable.
- Working with commercial and private providers to increase usage and secure tenure.
- Exploring lease/management arrangements with appropriate clubs/organisations.
- Establishing additional sports lighting.
- Installing artificial surfaces (e.g., 3G pitches and NTPs).

The PPOSS identifies priority sites that should be focused upon, including those that are presently overplayed and/or poor quality as well as unused and unsecure sites that are particularly large. It also advises how issues can be overcome. This is done on a site-by-site basis in the proceeding Action Plan.

Recommendation (i) - Identify opportunities to add to the overall stock to accommodate both current and future demand

Better utilising the stock of provision across Cheshire East will lessen the need for new provision. Although there are identified shortfalls, most current and future demand is currently being met and most existing shortfalls can be addressed via quality improvements and/or improved access to sites that are presently used minimally or that are currently unavailable. Adding to the current stock is therefore not recommended as a priority solution across the Borough, although for certain sports and in specific areas it could be required. This is especially the case for cricket, rugby union and tennis given the substantial deficits identified.

In relation to football and hockey, there is also a specific shortfall of artificial pitches that can only be met through increased provision.

Large scale housing developments and the establishment of new schools may also necessitate the need for new provision. Where new schools are developed, there is an opportunity to combine the building of the School to the development of a new multi-sport site that can be of a benefit to the School as well as the wider community, subject to any design issues and providing that long-term security of tenure can be provided.

For housing developments, as outlined in Recommendation (g), the Council's emerging SPD and Sport England's Playing Pitch Calculator should be used to inform requirements. See Part 7 for further information.

PART 6: ACTION PLAN

The site-by-site action plan seeks to address key issues identified in the preceding Assessment Report. It provides recommendations based on current levels of usage, quality and future demand, as well as the potential of each site for enhancement. It is separated by analysis area and includes information pertaining to the sub sections below.

Please note that if a site is not identified/included in the Action Plan, it does not mean that it is not needed or that it is not playing field or sports facility. Where provision is not recorded within the PPOSS, it is still considered to exist for planning purposes and will continue to do so. Furthermore, any exclusion does not mean that the provision is not required from a supply and demand point of view.

Also note that where national planning policy requirements are referenced within any recommendation actions, this refers to meeting the NPPF and Sport England's Playing Fields Policy.

Site hierarchy

The Council should make it a high priority to work with NGBs and other partners to comprise a priority list of actions based on local priorities, NGB priorities and available funding. As stated in Recommendation (e), to allow for facility developments to be programmed within a phased approach, the Council should adopt a tiered approach to the management and improvement of playing pitch sites and associated facilities. This is done via classifying sites as hub sites, key centres or local sites.

Partners

The column indicating partners refers to the main organisations that the Council would look to work with to support delivery of the actions.

Given the extent of potential actions, it is reasonable to assume that partners will not necessarily be able to support all the actions identified but where the action is a priority and resource is available the partner will endeavour to assist.

As all sites sit within the local authority area, the Council is considered to be a partner for each identified action (as the column indicates partners for the Council) and is therefore not included. However, it is acknowledged that it will take on more of a leading role for some specific sites and some specific actions (e.g., at council-operated venues).

Priority

Although hub sites are most likely to have **high** priority actions, as they have wider importance, these have been identified on the basis of the impact that the site will have on addressing the key issues identified in the assessment. Therefore, some key centres and local sites are on occasion also identified as having a high priority level. It is these projects/sites which should generally, if possible, be addressed within the short term (1-2 years).

Medium priority actions have analysis area importance and are identified on the basis of the impact that they will have on addressing the issues identified in the assessment, although not to the same extent as high priority actions.

The **low** priority actions tend to be where little work is required, or where the status quo can be maintained, or they are for single pitch or single sport sites with only local specific importance. However, the actions may still contribute to addressing issues for specific users and there may also be opportunities to action some of the recommendations made against such sites relatively quickly e.g., through S106 funding.

Costs

The strategic actions have also been ranked as low, medium or high based on cost. The brackets are:

- (L) -Low - less than £50k
- (M) -Medium - £50k-£250k
- (H) -High £250k and above

These are based on Sport England's estimated facility costs which can be found at:
https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/

Timescales

The Action Plan has been created to be delivered over a ten-year period and the information within the Assessment Report, Strategy and Action Plan will require updating as developments occur. The indicative timescales relate to delivery times and are not priority based:

- (S) -Short (1-2 years)
- (M) - Medium (3-5 years)
- (L) - Long (6+ years)

Aim

Each action seeks to meet at least one of the three Sport England aims of the Strategy; **Enhance, Provide, Protect.**

KNUTSFORD – NORTH ANALYSIS AREA

Sub area summary - pitch sports

Sub area	Pitch/facility type	Current supply/ demand balance	Future supply/ demand balance
Football – grass pitches			
Knutsford	Adult	1 match equivalent session	2 match equivalent sessions
Knutsford	Youth 11v11	7.5 match equivalent sessions	8 match equivalent sessions
Knutsford	Youth 9v9	4 match equivalent sessions	4 match equivalent sessions
Knutsford	Mini 7v7	At capacity	At capacity
Knutsford	Mini 5v5	At capacity	4 match equivalent sessions
Football – 3G pitches			
Knutsford	Full size	1.25 pitches	1.25 pitches
Rugby union pitches			
Knutsford	Senior	1 match equivalent session	2.5 match equivalent sessions
Rugby league pitches			
Knutsford	Senior	No current supply or demand	No current supply or demand
Cricket pitches			
Knutsford	Senior	24 match equivalent sessions	46 match equivalent sessions

Sub area summary – remaining sports

Sport	Headline findings
Hockey	Supply is adequate to meet demand.
Tennis	Club demand is currently operating with spare capacity.
Netball	Supply is adequate to meet demand.
Bowls	None of the greens within Knutsford are currently operating above capacity.
Archery	Supply is adequate to meet demand.
Golf	Supply is adequate to meet demand.
Athletics	Supply is adequate to meet demand.
Cycling	Supply is adequate to meet demand.
Other grass pitch sports	Supply is adequate to meet demand.

Priority recommendations

Sport	Headline findings
Football	◂ Protect provision. ◂ Improve pitch quality to reduce/alleviate overplay at sites (e.g. at Egerton Youth Club and Ilford Playing Fields). ◂ Improve ancillary facilities where required and provide ancillary facilities at sites that are currently without (e.g. at Manchester Road (Knutsford Football Club and Mary Dendy Playing Fields)). ◂ Seek to provide security of tenure for clubs, enabling actual spare capacity (e.g. at Nuffield Fitness & Wellbeing Centre (Radbroke Hall)).

Sport	Headline findings
3G pitches	◂ Protect provision. ◂ Ensure a sinking fund is in place for long-term sustainability (e.g. at Alderley Park (Astra Zeneca)). ◂ Support aspirations to provide an additional full size pitch given the large shortfalls on grass pitches (e.g. at Egerton Youth Club) providing it meets national and local planning policy.
Rugby union	◂ Protect provision. ◂ Improve quality to eradicate overplay (e.g. at Knutsford Academy (lower)). ◂ Look to provide improved ancillary provision (e.g. at Knutsford Academy (lower)). ◂ Seek to provide improved security of tenure via a community use agreement (e.g. at Knutsford Academy (lower)).
Rugby league	◂ N/A
Hockey	◂ Protect provision. ◂ Resurface pitch to improve quality and protect for long-term hockey usage (e.g. at Knutsford Leisure Centre).
Cricket	◂ Protect provision. ◂ Transfer demand to sites with actual spare capacity to alleviate overplay (e.g. at Toft Cricket Club). ◂ Improve quality of squares to alleviate overplay (e.g. at Rostherne Cricket Club and Alderley Park). ◂ Seek to alleviate overplay via the installation of an NTP (e.g. Mere Cricket Club and Mobberley Cricket Club). ◂ Support ancillary development plans/improvements (e.g. at Over Peover Cricket Club and Alderley Park). ◂ Support the pavilion development plans at Toft CC ◂ Explore opportunities to utilise actual spare capacity via the transfer of demand from overplayed sites and/or through future demand (e.g. at Alderley Park (Monks Heath). ◂ Bring the disused provision at Alderley Park (Monks Heath) back into use.
Other grass pitch sports	◂ N/A
Tennis	◂ Protect provision. ◂ Improve quality and explore sports lighting potential to better cater for and to attract demand (e.g. at The Mere Golf Resort & Spa). ◂ Await decision of retrospective planning application at Alderley Park (Astra Zeneca) before deciding upon next steps and ensure continued dialogue with the LTA.
Netball	◂ Protect provision. ◂ Improve quality and explore sports lighting potential to better cater for and to attract demand (e.g. at Knutsford Academy (lower)).
Bowls	◂ Protect provision. ◂ Monitor membership levels to ensure that clubs do not experience capacity pressures (e.g. at Knutsford Bowling Club). ◂ Improve ancillary provision (e.g. at Mere Cricket Club).
Archery	◂ N/A
Golf	◂ Protect provision.
Athletics	◂ N/A
Cycling	◂ N/A

KNUTSFORD – NORTH ANALYSIS AREA

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
8	1208724	Ashley Cricket Club	WA15 0QP	Cricket	Commercial	One good quality 18-wicket grass square (15 senior wickets and three junior wickets). The junior wickets are overplayed by one match equivalent sessions per season. Ashley CC aspires to make refurbishments to its clubhouse.	Alleviate overplay through transfer of some demand. Look to support the Club with its ancillary development plans.	ECB	Local	M	M	M	Protect Enhance
20	1041626	Toft Cricket Club	WA16 8QX	Cricket	Commercial	One good quality 19-wicket grass square (18 senior wickets and one junior wicket). The junior wicket is overplayed by seven match equivalent sessions per season and the site is serviced with poor quality ancillary facilities. Toft CC aspires to redevelop its clubhouse, as well as improvements to its scorebox and irrigation system.	Improve quality of ancillary facilities and alleviate overplay through transfer of some demand. Look to support the Club with its pavilion developments, ancillary development and square improvement plans.	ECB, CCB	Local	M	M	M	Protect Enhance
32	1036086	Alderley Park (Astra Zeneca)	SK10 4TS	Football	Leisure Trust	One poor quality adult pitch that has spare capacity discounted due to poor pitch quality. Discussions are also ongoing regarding a planned youth 11v11 football pitch at the site and for this to essentially be moved to Macclesfield Leisure Centre (utilising the centre of the athletics track at the site), together with a smaller size 3G pitch.	Improve quality to provide actual spare capacity. Also ensure potential relocation of the planned youth 11v11 meets planning policy requirements.	Trust, FA, FF	Key Centre	M	S	L	Protect Enhance Provide
				3G		One smaller size 3G pitch that is serviced by sports lighting.	Retain for continued use and ensure a sinking fund is in place for long-term sustainability.	Trust, FA, FF		M	L	L	
				Tennis		Retrospective planning permission is being sought for the construction of padel on two existing tennis courts.	Await decision of retrospective planning application before deciding upon next steps and ensure continued dialogue with the LTA.	Trust, LTA		M	S	L	

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
44	6016072	Egerton Youth Club	WA16 6SL	Football	Sports Club	One good quality adult pitch, three standard quality youth 11v11 pitches and one standard quality youth 9v9 pitch. Each is overplayed by a combined total of 13.5 match equivalent sessions. The site is home to Egerton FC (Regional feeder league) and Altrincham FC Women (Tier 7).	Improve quality to reduce overplay and seek to disperse demand onto 3G provision to fully eradicate it. This may require second 3G pitch on site as desired by the Club. Also ensure the site meets the minimum requirements to progress through the football pyramid.	Club, FA, FF	Hub	H	M	L	Protect Enhance Provide
				3G		One full size 3G pitch that is assessed as good quality, having been resurfaced in 2022. The Club also reports aspirations for a second full size pitch at the site.	Support aspirations to provide an additional full size pitch given the large shortfalls on grass pitches, providing it can meet national planning policy. Also ensure a sinking fund is in place for the long-term sustainability of the existing pitch and seek FA testing every three years so that it can remain on the pitch register.	Club, FA, FF		H	M	H	
66	1041711	Knutsford Academy (lower)	WA16 0BL	Rugby union	School	One senior and one age grade pitch, both of which are poor quality and available for community use. Both pitches are overplayed by 0.5 match equivalent sessions. Knutsford RUFC reports a need for additional changing provision at the site and it is without security of tenure.	Improve quality to eradicate overplay and seek to provide improved security of tenure via a community use agreement. Also improve ancillary provision.	School, RFU	Key Centre	H	S	M	Protect Enhance
				Netball		Three poor quality macadam courts that available for community but without sports lighting.	Improve quality and explore sports lighting potential to better cater for and to attract demand.	School, EN		L	S	L	
67	1041711	Knutsford Leisure Centre	WA16 0BL	Football	Leisure Trust	One youth 11v11 and one youth 9v9 pitch, both of which are standard quality and available for community use. Used to capacity at peak time.	Sustain quality.	School, FA, FF	Key Centre	M	L	L	Protect Enhance
				Hockey		One full size sand-based pitch that is available for community use and is serviced by sports lighting. The pitch is assessed as poor quality having not been resurfaced since its installation in 2003. Used by Knutsford HC.	Resurface pitch to improve quality and protect for long-term hockey usage. Also ensure a sinking fund is in place for long-term sustainability.	School, EH		H	S	H	

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
68	1036566	Knutsford Sports Club	WA16 6SZ	Cricket	Sports Club	One good quality 11-wicket grass square that is utilised by Knutsford CC.	Sustain quality and explore opportunities to install an NTP on site.	Club, ECB, CCB	Local	L	L	L	Protect
				Tennis		Seven good quality polymeric courts utilised by Knutsford TC.	Sustain quality.	Club, LTA		L	L	L	Protect
77	6002259	Manchester Road (Knutsford Football Club)	WA16 0NU	Football	Sports Club	One good quality adult pitch that has actual spare capacity of 0.5 match equivalent sessions. The site is serviced with poor quality ancillary facilities and the Club's lease with Tatton Estates has now expired.	Secure tenure via a new, long-term lease arrangement and also provide improved ancillary facilities.	Club, FA, FF	Local	M	S	M	Protect Enhance
80	6005685	Mary Dendy Playing Fields	SK9 7TT	Football	Council	Three adult and one youth 9v9 pitch, all of which are good quality. The site is serviced by poor quality ancillary facilities.	Provide improved ancillary provision. Also consider creation of youth 11v11 provision given demand already received (one adult pitch could be converted).	FA, FF	Local	M	S	M	Protect Enhance
87	1041627	Mobberley Cricket Club	WA16 7RD	Cricket	Sports Club	One good quality eight-wicket grass square (five senior wickets and three junior wickets). The senior wickets are overplayed by 11 match equivalent sessions per season. Mobberley CC aspires to refurbish the changing rooms.	Seek to alleviate overplay via the installation of NTP. Look to support the Club with its ancillary development plans.	Club, ECB, CCB	Local	M	M	M	Protect Enhance
94	1036238	Nuffield Fitness & Wellbeing Centre (Radbroke Hall)	WA16 9EU	Football	Commercial	One standard quality youth 11v11 pitch that has spare capacity discounted due to unsecure tenure.	Seek to provide security of tenure to club users in order to establish actual spare capacity.	FA, FF	Local	M	S	L	Protect
				Hockey		One smaller size sand-based pitch that is available for community use and is serviced with sports lighting.	Retain for continued commercial/recreational usage.	EH		L	L	L	
98	1041627	Peover Superior Endowed Primary School	WA16 8TU	Football	School	One poor quality youth 9v9 pitch that is available for community use and is played to capacity.	Improve quality to better accommodate demand and seek to provide users with greater security of tenure via a community use agreement.	School, FA, FF	Local	L	S	L	Protect Enhance
152	N/A	Chelford Cricket Club	SK11 9BR	Cricket (disused)	Council	Site previously accommodated a grass wicket square prior to the Club folding.	Explore feasibility of bringing the playing field back into use given local shortfalls and ensure replacement provision is provided in line with national planning policy should a proposal come forward that will result in permanent loss.	ECB, CCB	Local	M	S	M	Protect Provide

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
156	N/A	Mere Cricket Club	WA16 0TD	Cricket	Sports Club	One good quality 11-wicket grass square that is overplayed by 11 match equivalent sessions per season. Serviced by poor quality ancillary facilities.	Install an NTP to alleviate overplay and improve quality of ancillary facilities. Support any possible improvements to pavilion to improve quality.	ECB, CCB	Local	M	S	M	Protect Enhance
				Bowls		One good quality green with poor ancillary facilities.	Explore options to improve ancillary provision.	BCGBA		M	M	M	
158	N/A	Over Peover Cricket Club	WA16 8TZ	Cricket	Private	One good quality 13-wicket grass square with potential spare capacity of 41 match equivalent sessions per season. Serviced by poor quality ancillary facilities but plans are in place to redevelop its clubhouse.	Support clubhouse redevelopment plans to improve quality.	ECB, CCB	Local	M	M	M	Protect Enhance
161	N/A	Rostherne Cricket Club	WA16 6RY	Cricket	Private	One standard quality nine-wicket grass square (seven senior wickets and two junior wickets). The senior wickets are overplayed by four match equivalent sessions per season and the junior wickets are also overplayed by two match equivalent sessions per season. The site has poor quality ancillary facilities and no training provision currently.	Seek to relieve overplay through quality improvements. Also improve quality of the ancillary facilities and explore establishing practice nets on site.	ECB, CCB	Local	M	S	M	Protect Enhance
194	N/A	Little Bollington Primary	WA14 4SZ	Football	School	One standard quality mini 5v5 pitch that is unavailable for community use.	Explore community use options given local pitch shortfalls.	School, FA, FF	Local	L	S	L	Protect
197	N/A	Manor Park Primary School	WA16 8DB	Football	School	One poor quality mini 7v7 pitch that has spare capacity discounted due to unsecure tenure and poor pitch quality.	Improve quality and seek to provide security of tenure to club users via a community use agreement.	School, FA, FF	Local	L	S	L	Protect Enhance
203	N/A	Nether Alderley Primary School	SK10 4TP	Football	School	One poor quality mini 5v5 pitch that has spare capacity discounted due to unsecure tenure and poor pitch quality.	Improve quality and seek to provide security of tenure to club users via a community use agreement.	School, FA, FF	Local	L	S	L	Protect Enhance
255	N/A	Booths Park	WA16 8QX	Rugby union	Council	One standard quality pitch that is serviced with sports lighting and is played to capacity.	Ensure any additional demand is met by quality improvements to ensure no future overuse.	RFU	Local	M	L	L	Protect Enhance
258	N/A	Alderley Park (Monks Heath)	SK10 4TS	Cricket	Leisure Trust	One standard quality ten-wicket grass square that has actual spare capacity of 30 match equivalent sessions per season. The site is serviced by poor quality ancillary facilities.	Utilise actual spare capacity via the transfer of demand from overplayed sites or via future demand and improve the quality of the ancillary facilities, especially pavilion facilities.	Trust, ECB, CCB	Local	M	M	M	Protect Enhance Provide

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
				Cricket (disused)		Site previously accommodated an NTP which is no longer maintained.	The NTP is due to be brought back into use for the following season.			M	S	L	
260	N/A	Ilford Playing Fields	WA16 7QB	Football	Council	One poor quality youth 11v11 pitch that is overplayed by 0.5 match equivalent sessions.	Improve quality to eradicate overplay.	FA, FF	Local	M	S	L	Protect Enhance
261	N/A	Over Peover Parish Playing Field	WA16 8TY	Football	Council	One poor quality adult pitch that has spare capacity discounted due to poor pitch quality.	Improve quality to provide actual spare capacity.	FA, FF	Local	M	S	L	Protect Enhance
271	N/A	Clare's Space Boutique Health Club	WA16 7RN	Tennis	Private	One padel court. An additional padel court is also under construction.	Protect provision and seek to sustain quality.	LTA	Local	L	L	L	Protect
				Tennis (disused)		Two disused macadam courts which are no longer maintained.	Retain as strategic reserve should demand at the site increase.	LTA		L	L	L	
				Bowls		One good quality green that is serviced with sports lighting and good quality ancillary provision.	Sustain quality.	BCGBA		L	S	L	
277	N/A	High Legh Tennis Club	WA16 0RU	Tennis	Sports Club	Three good quality macadam courts.	Sustain quality.	LTA	Local	L	S	L	Protect
286	N/A	The Mere Golf Resort & Spa	WA16 6LJ	Tennis	Commercial	Three standard quality artificial turf courts.	Improve court quality to better cater for and to attract demand.	LTA	Local	L	S	L	Protect Enhance
290	N/A	Knutsford Bowling Club	WA16 6SL	Bowls	Private	One standard quality green accompanied by standard quality ancillary provision. The Club has plans to refurbish its pavilion and has secured funding. The green is currently operating above capacity by 17 members.	Improve green quality and support ancillary development plans. Also continue to monitor membership levels to ensure that the Club does not experience capacity pressures. As part of this, explore the potential creation of sports lighting.	BCGBA	Local	L	S	L	Protect Enhance
291	N/A	The Church Inn	WA16 7RD	Bowls	Private	One standard quality green that is accompanied by good quality ancillary provision.	Improve green quality to better accommodate demand.	BCGBA	Local	L	S	L	Protect Enhance
301	N/A	Cross Town Bowling & Social Club	WA16 8LY	Bowls	-	One good quality green that is accompanied by good quality ancillary provision. Primarily used by Cross Town BC.	Sustain quality.	BCGBA	Local	L	S	L	Protect
310	N/A	Brook Street Bowling Green	WA16 8EB	Bowls (disused)	Council	Site previously provided a green but is now used as a seating area.	Retain land as strategic reserve for all sports or, if proposed for permanent loss, ensure appropriate mitigation in line with national planning policy.	BCGBA	Local	L	L	L	Protect

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
311	N/A	Manchester Road Bowling Green	WA16 0GJ	Bowls	-	One good quality bowling green that is accompanied by good quality ancillary provision. Primarily used by Cranford BC.	Sustain quality.	BCGBA	Local	L	L	L	Protect
322	N/A	Dixon Court	SK11 9AX	Bowls	-	One good quality bowling green primarily used by Chelford BC that is accompanied by poor quality ancillary facilities.	Explore options to improve ancillary facilities.	BCGBA	Local	M	S	M	Protect Enhance
328	N/A	High Legh Bowls Club	WA16 6LR	Bowls	Parish Council	One good quality green that is accompanied by good quality ancillary facilities.	Sustain quality.	BCGBA	Local	L	L	L	Protect
329	N/A	Knutsford Masonic Hall	WA16 9BQ	Bowls (disused)	Private	Site previously accommodated a green, *circa 2005.*	Retain land as strategic reserve for all sports or, if proposed for permanent loss, ensure appropriate mitigation in line with national planning policy.	BCGBA	Local	L	L	L	Protect
333	N/A	Mobberley Victory Hall	WA16 7JD	Bowls	Parish Council	One good quality green. Mobberley Victory Hall BC has plans to improve the green and surrounding area.	Support the Club with its aspirations to improve the green and surrounding area.	BCGBA	Local	L	S	L	Protect Enhance
334	N/A	Railway Inn	WA16 6LA	Bowls	-	One good quality green without a club currently attached.	Retain land as strategic reserve for all sports or, if proposed for permanent loss, ensure appropriate mitigation in line with national planning policy.	BCGBA	Local	L	L	L	Protect
351	N/A	Heyrose Golf Club	WA16 0HZ	Golf	Proprietary	An 18-hole proprietary golf course that is accompanied by a 12-bay driving range.	Sustain quality.	England Golf	Local	L	L	L	Protect
352	N/A	High Legh Park Country Club	WA16 0WA	Golf	Proprietary	An 18 and 9-hole proprietary golf course that is accompanied by a 14-bay driving range.	Sustain quality.	England Golf	Local	L	L	L	Protect
353	N/A	Knutsford Golf Club	WA16 6HS	Golf	Sports Club	A members owned 18-hole golf course	Sustain quality.	England Golf	Local	L	L	L	Protect
362	N/A	Wilmslow Golf Club	WA16 7AY	Golf	Sports Club	A members owned 18-hole golf course that is accompanied by a 17-bay driving range.	Sustain quality.	England Golf	Local	L	L	L	Protect
-	N/A	Peover Playing Fields	WA16 8TU	Football (disused)	Council	Site previously provided a mini 7v7 football pitch but no longer does so, although it is still in use recreationally.	Retain as strategic reservest7.	FA, FF	Local	L	L	L	Protect
-	N/A	Marton Primary School	SK11 9HD	Cricket (disused)	School	Site previously accommodated an NTP which is no longer maintained.	Engage with the School to determine if it has demand for the provision to be re-established.	ECB, CCB	Local	L	S	L	Protect

MACCLESFIELD – NORTH ANALYSIS AREA

Sub area summary – pitch sports

Sub area	Pitch/facility type	Current supply/ demand balance	Future supply/ demand balance
Football – grass pitches			
Macclesfield	Adult	At capacity	At capacity
Macclesfield	Youth 11v11	7 match equivalent sessions	7 match equivalent sessions
Macclesfield	Youth 9v9	9 match equivalent sessions	9 match equivalent sessions
Macclesfield	Mini 7v7	At capacity	At capacity
Macclesfield	Mini 5v5	At capacity	At capacity
Football – 3G pitches			
Macclesfield	Full size	2.5 pitches	2.5 pitches
Rugby union pitches			
Macclesfield	Senior	At capacity	1 match equivalent session
Rugby league pitches			
Macclesfield	Senior	No current supply or demand	No current supply or demand
Cricket pitches			
Macclesfield	Senior	29 match equivalent sessions	79 match equivalent sessions

Sub area summary – remaining sports

Sport	Headline findings
Hockey	Supply is adequate to meet demand.
Tennis	Club demand is currently operating with significant spare capacity.
Netball	Supply is adequate to meet demand.
Bowls	Two of the greens within Macclesfield are currently operating above capacity.
Archery	Supply is adequate to meet demand.
Golf	Supply is adequate to meet demand.
Athletics	Supply is adequate to meet demand.
Cycling	Supply is adequate to meet demand.
Other grass pitch sports	Supply is adequate to meet demand.

Priority recommendations

Sport	Headline findings
Football	◂ Protect provision. ◂ Improve pitch quality to reduce/alleviate overplay at sites (e.g. at The Macclesfield Academy). ◂ Improve ancillary facilities where required (e.g. at Bollington Recreation Ground) and provide ancillary facilities at sites that are currently without (e.g. at Congleton Road). ◂ Seek to provide security of tenure for clubs, enabling actual spare capacity (e.g. at Ash Grove Academy). ◂ Explore opportunities to bring lost provision back into use given local shortfalls, whilst as a minimum retaining playing field land (e.g. at St Alban's Catholic Primary School).

Sport	Headline findings
3G pitches	◂ Protect provision. ◂ Ensure sinking funds are in place for long-term sustainability (e.g. at Moss Rose Stadium). ◂ Once the pitch reaches the end of its lifespan (ten years), look to resurface the pitch at All Hallows Catholic College to improve quality. ◂ Support 3G aspirations to meet area shortfalls (e.g. at Congleton Road and Macclesfield Academy), providing national planning policy is met.
Rugby union	◂ Protect provision.
Rugby league	◂ N/A
Hockey	◂ Protect provision. ◂ Explore community use options at sites currently unavailable (e.g. at Beech Hall School). ◂ Resurface pitches at Fallibroome Academy and The Macclesfield Academy to improve quality and ensure a sinking fund is in place for long-term sustainability. ◂ Consider best surface type (sand-based or 3G), taking into account previous hockey usage against 3G pitch shortfalls and subject to meeting national and local planning policy requirements.
Cricket	◂ Protect provision. ◂ Improve quality of squares to alleviate overplay (e.g. at Kerridge Cricket Club). ◂ Seek to alleviate overplay via the installation of an NTP (e.g. Kerridge Cricket Club). ◂ Support ancillary development plans/improvements (e.g. at Macclesfield Cricket Club). ◂ Pursue security of tenure for Macclesfield CC's second pitch at Parkside. ◂ Utilise actual spare capacity via transfer of demand from overplayed sites or via future demand.
Other grass pitch sports	◂ Protect provision.
Tennis	◂ Protect provision. ◂ Improve quality (e.g. at Tytherington High School). ◂ Explore sports lighting potential to better cater for and to attract community demand (e.g. at Bollington Recreation Ground).
Netball	◂ Protect provision. ◂ Improve quality and explore sports lighting potential to better cater for and to attract demand (e.g. at Tytherington High School).
Bowls	◂ Protect provision. ◂ Improve ancillary provision (e.g. at Macclesfield Cricket Club and Parkside Bowls Club) and provide ancillary provision at sites currently without (e.g. at Victoria Park).
Archery	◂ N/A
Golf	◂ Protect provision.
Athletics	◂ Protect provision. ◂ Support the refurbishment of the athletics track at Macclesfield Leisure Centre to better cater for and to attract demand.
Cycling	◂ Protect provision.

MACCLESFIELD – NORTH ANALYSIS AREA

Site ID	Active Power Places Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
7	30003835	Ash Grove Academy	SK11 7TF	Football	School	One standard quality mini 5v5 pitch that is available for community use. The pitch has spare capacity discounted due to unsecure tenure.	Seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	L	S	L	Protect
13	1200743	Beech Hall School	SK10 2EG	Football	School	One poor quality youth 11v11 pitch that is available for community use and played to capacity.	Improve quality to better accommodate demand and seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	L	S	L	Protect Enhance
				Hockey		One smaller size sand-based pitch that is unavailable for community use despite being serviced with sports lighting.	Explore community use options with the School to accommodate recreational demand given the presence sports lighting.	School, EH		L	S	L	
16	6005977	Bollington Cross (Atax)	SK10 5EA	Football	Council	One poor quality youth 11v11 pitch that is at capacity.	Improve quality to better accommodate demand.	FA, FF	Local	M	S	L	Protect Enhance
17	6006025	Bollington Cross Playing Field	SK10 5EA	Football	Council	One standard quality youth 11v11 pitch.	Explore feasibility to develop a smaller size 3G pitch to service demand from rural part of Macclesfield, subject to it meeting Sport England's Playing Fields Policy. Bollington FC has aspirations for one youth 9v9 pitch and the land is directly next to the leisure centre.	FA, FF	Local	L	L	L	Protect Provide
18	1208656	Bollington Recreation Ground	SK10 5JT	Football	Council	One standard quality youth 11v11 pitch that is serviced by poor quality ancillary provision.	Provide improved ancillary provision.	FA, FF	Local	M	M	M	Protect Enhance
				Cricket		One good quality 12-wicket grass square with spare capacity of 18 match equivalent sessions per season. Bollington CC aspires to make refurbishments to its scorebox and improve its outfield maintenance.	Utilise actual spare capacity via transfer of demand from overplayed sites or via future demand. Look to support the Club with its development plans.	ECB, CCB		M	S	M	
				Tennis		Two good quality macadam courts that are without sports lighting.	Explore sports lighting potential to better cater for and to attract community demand.	LTA		M	S	M	
				Bowls		One good quality green used by Bollington BC with membership numbers of 28.	Sustain quality.	BCGBA		M	L	L	

Site ID	Active Power Places Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
35	6005662	Congleton Road	SK11 7XB	Football	Council	Three youth 11v11 pitches and one youth 9v9 pitch, the latter of which is overplayed by one match equivalent session. Each pitch is assessed as poor quality and the site is also serviced by poor quality ancillary provision.	Improve quality to eradicate overplay and provide improved ancillary provision. Also support plans for a full size 3G pitch to be provided to reduce area shortfalls, providing it can meet national planning policy.	FA, FF	Key Centre	M	S	M	Protect Enhance
46	1038237	Fallibroome Academy	SK10 4AF	Football	School	One poor quality adult pitch that is unavailable for community use.	Improve quality to provide spare capacity and then explore community use options given local shortfalls.	School, FA, FF	Key Centre	L	S	L	Protect Enhance
				Rugby union		Two standard quality senior pitches that are both unavailable for community use.	Retain for curricular and extra-curricular demand.	School, RFU		L	L	L	
				Hockey		One full size sand-based pitch that is available for community use and is serviced by sports lighting. The pitch is assessed as poor quality having not been resurfaced since its installation in 2005. Not currently used for community hockey.	Resurface pitch to improve quality and ensure a sinking fund is in place for long-term sustainability. Consider best surface type, taking into account previous hockey usage against 3G pitch shortfalls, although any conversion will need to meet national planning policy requirements.	School, EH, FF, FA		H	M	H	
				Tennis		Five standard quality macadam courts. Available for community use and serviced by sports lighting.	Retain as community available and seek to maximise usage.	School, LTA		M	L	L	
63	30004157	Kerridge Cricket Club	SK10 5AH	Football	Sports Club	One youth 9v9 and one mini 7v7 pitch, both of which are standard quality.	Ensure quality is sustained given dual use nature of the provision (cricket outfield).	Club, FA, FF	Local	L	L	L	Protect Enhance Provide
				Cricket		One standard quality ten-wicket grass square that is overplayed by 23 match equivalent sessions per season. Kerridge CC aspires to make refurbishments to its clubhouse.	Seek to alleviate overplay through improving quality and the installation of an NTP. Look to support the Club with its ancillary development plans.	Club, ECB, CCB		M	M	M	
				Bowls		One good quality bowling green used by Kerridge BC.	Sustain quality.	Club, BCGBA		L	S	L	
64	6005674	Windmill Park	SK11 7JD	Football	Council	One standard quality youth 11v11 pitch.	Sustain quality to ensure no future overplay.	FA, FF	Local	L	L	L	Protect
				Cycling		One good quality pump track following recent renovation.	Retain for community demand and seek to sustain quality.	British Cycling		L	L	L	

Site ID	Active Power Places Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
74	1042526	Macclesfield Cricket Club	SK10 3JE	Cricket	Sports Club	Two good quality grass squares one of which accommodates 14 wickets (ten senior and four junior), whilst the other accommodates eight senior wickets, four junior wickets and an NTP. Both are overplayed and the site has poor quality ancillary facilities. Plans are in place for a clubhouse and changing room refurbishment.	Seek to transfer additional demand to NTPs or to an alternative pitch with capacity to eradicate overplay and support plans to improve ancillary provision. Support the club with security of tenure of second ground.	Club, ECB, CCB	Local	M	S	M	Protect Enhance
				Bowls		One good quality bowling green that is accompanied by poor quality ancillary facilities. Used by Macclesfield Crown Green BC.	Improve ancillary facilities.	Club, BCGBA		M	S	M	
79	30003745	Marlborough Primary School	SK10 2HJ	Football	School	One standard quality mini 7v7 pitch that has spare capacity discounted due to unsecure tenure.	Seek to provide security of tenure to establish actual spare capacity.	School, FA, FF	Local	L	S	L	Protect
88	6004609	Moss Rose Stadium	SK11 7SP	3G	Sports Club	One full size 3G pitch that is serviced by sports lighting. The pitch is assessed as good quality having been installed in 2021. However, the site is home to Macclesfield Town FC (Tier 3), which has aspirations to enter the Football League, which would in turn mean needing to convert the pitch to grass.	Ensure a sinking fund is in place for long-term sustainability and seek FA testing every year so that it remains on the register and can be used for competitive matches. Should the pitch be converted to grass (or FIFA Quality Pro), explore opportunities for the creation of an alternative 3G pitch elsewhere in the area given that the shortfall will have increased, subject to meeting national planning policy requirements.	Club, FA, FF	Key Centre	M	M	M	Protect Provide
97	1044328	Parkroyal Community School	SK11 6QX	Hockey	School	One smaller size sand-based pitch that is unavailable for community use and is without sports lighting.	Retain for continued curricular and extra-curricular demand.	School, EH	Local	L	L	L	Protect
115	30002466	South Park	SK11 7RG	Football	Council	One youth 11v11 pitch that has spare capacity discounted due to poor pitch quality.	Improve quality to establish actual spare capacity.	FA, FF	Local	M	S	L	Protect Enhance
				Tennis		Eight good quality macadam courts that are without sports lighting.	Explore sports lighting potential to better cater for and to attract community demand.	LTA		M	S	M	

Site ID	Active Power Places Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
				Bowls		Two good quality bowling greens that are used by South Park Ladies BC.	Sustain quality.	BCGBA		M	L	L	
128	1038139	The Macclesfield Academy/ Macclesfield College	SK11 8JR	Football	School	One adult, two youth 11v11 and one youth 9v9 pitch, all of which are standard quality and available for community use. The youth 11v11 and youth 9v9 pitches are both overplayed by 1.5 match equivalent sessions respectively, whilst the adult pitch has spare capacity discounted due to unsecure tenure.	Improve quality to eradicate overplay and seek to provide security of tenure to club users.	School, FA, FF	Key Centre	M	S	M	Protect Enhance Provide
				Hockey		One full size sand-based pitch that is available for community use and is serviced with sports lighting. The pitch is assessed as poor quality having not been resurfaced since its installation in 1990. Not currently used for club hockey.	Resurface pitch to improve quality and ensure a sinking fund is in place for long-term sustainability. Consider resurfacing as a 3G pitch given local shortfalls, providing hockey demand can continue to be adequately accommodated elsewhere and subject to meeting national planning policy requirements.	School, EH		H	S	H	
132	6005683	Tytherington Pitches	SK10 2JD	Football	Council	One youth 11v11 and one youth 9v9 pitch that are standard quality. The latter is overplayed.	Improve quality to alleviate overplay.	FA, FF	Local	M	S	L	Protect Enhance
134	6005701	Victoria Park	SK10 1GA	Football	Council	One poor quality youth 11v11 pitch that is played to capacity.	Improve quality to better accommodate demand.	FA, FF	Local	M	S	L	Protect Enhance Provide
				Bowls		One good quality bowling green that is without any ancillary facilities. Used by Victoria Park BC.	Explore options to provide ancillary facilities on site to better accommodate demand.	BCGBA		M	S	M	
136	6005659	Weston Playing Field	SK11 8SR	Football	Council	One youth 11v11 pitch that has spare capacity discounted due to poor pitch quality.	Improve quality to establish actual spare capacity.	FA, FF	Local	M	S	L	Protect Enhance
138	30003977	Whirley Primary School	SK10 3JL	Football	School	One standard quality mini 5v5 pitch that is available for community use by has spare capacity discounted due to unsecure tenure.	Seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	L	S	L	Protect
151	N/A	All Hallows Catholic College	SK11 8LB	Football	School	Two poor quality youth 11v11 pitches that are overplayed by a combined total of 1.5 match equivalent sessions.	Improve quality to eradicate overplay.	School, FA, FF	Key Centre	M	S	L	Protect Enhance Provide

Site ID	Active Power Places Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
				3G		One full size 3G pitch that is available for community use and serviced with sports lighting. The pitch is assessed as standard quality having been installed in 2014.	Once the pitch reaches the end of its lifespan (1-2 years), look to resurface pitch to improve quality and ensure a sinking fund is in place for long-term sustainability.	School, FA, FF		H	S	H	
				Cricket		One standalone NTP that is unavailable for community use.	Retain for curricular demand.	ECB, CCB		L	S	L	
153	N/A	Langley Cricket Club	SK11 0DE	Cricket	Sports Club	One good quality 12-wicket grass square (nine senior wickets, two junior wickets and a single NTP). Langley CC aspires to make refurbishments to its clubhouse and changing rooms.	Sustain quality and look to support the Club with its ancillary development plans.	ECB, CCB	Local	M	M	M	Protect Enhance
162	N/A	Tytherington High School	SK10 2EE	Football	School	One youth 11v11 and one youth 9v9 pitch, both of which are standard quality and have spare capacity discounted due to unsecure tenure.	Seek to provide security of tenure to club users via a community use agreement. Explore the feasibility of developing a full size 3G pitch, subject to meeting national planning policy requirements.	School, FA, FF	Key Centre	M	S	L	Protect Enhance Provide
				Rugby union		One poor quality senior pitch that is unavailable for community use.	Improve quality to better accommodate curricular and extra-curricular demand.	School, RFU		M	S	L	
				Hockey		One full size sand-based pitch that is available for community use and serviced by sports lighting. The pitch is assessed as good quality following recent resurfacing and is used by Macclesfield HC. The School has plans to develop additional classroom and social space on site, with this proposed to include some changing room provision.	Protect as hockey suitable and ensure a sinking fund is in place for long-term sustainability. Also consider proposal for additional building on site against national and local planning policy.	School, EH		M	S	M	
				Cricket		One standalone NTP.	Retain for curricular demand.	School, ECB, CCB		L	L	L	
				Rounders		One rounders diamond that is unavailable for community use.	Retain for curricular demand.	School, RE		L	L	L	

Site ID	Active Power Places Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
				Tennis		Three poor quality macadam courts that are unavailable for community use and do not have sports lighting.	Improve quality to better accommodate demand and explore sports lighting potential to support community access.	School, LTA		M	S	M	
				Netball		Two poor quality courts overmarked on the tennis courts.	Improve quality to better accommodate demand and explore sports lighting potential to support community access.	School, EN		M	S	M	
172	N/A	Bollinbrook Primary School	SK10 3AT	Football	School	One standard quality mini 7v7 pitch that has spare capacity discounted due to unsecure tenure.	Seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	L	S	L	Protect
173	N/A	Bollington St John's Primary	SK10 5EF	3G	School	One smaller size 3G pitch that is unavailable for community use and is without sports lighting.	Retain for continued curricular and extra-curricular demand.	School, FA, FF	Local	L	L	L	Protect Provide
176	N/A	Broken Cross Community School	SK11 8UD	Football	School	One mini 7v7 pitch that has spare capacity discounted due to unsecure tenure and poor pitch quality.	Improve quality and seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	L	S	L	Protect Enhance
178	N/A	Christ the King Primary	SK11 7SF	Football	School	One mini 5v5 pitch that has spare capacity discounted due to unsecure tenure and poor pitch quality.	Improve quality and seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	L	S	L	Protect Enhance
190	N/A	Hollinhey Primary School	SK11 0EE	Football	School	One standard quality youth 9v9 pitch that has spare capacity due to unsecure tenure.	Provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	L	S	L	Protect
191	N/A	Hurdsfield Community Primary School	SK10 2LW	Football	School	One standard quality youth 9v9 pitch that is overplayed by 1.5 match equivalent sessions.	Improve quality to eradicate overplay and provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	M	S	L	Protect Enhance
192	N/A	Ivy Bank Primary School	SK11 8PB	Football	School	One poor quality mini 7v7 pitch that is unavailable for community use.	Improve quality and explore community use options given local shortfalls.	School, FA, FF	Local	L	M	L	Protect Enhance
206	N/A	Puss Bank Primary School	SK10 1QJ	Football	School	Two mini 7v7 pitches that have spare capacity discounted due to unsecure tenure and poor pitch quality.	Improve quality and seek to provide security of tenure to club users via establishing community use agreement.	School, FA, FF	Local	L	S	L	Protect Enhance
207	N/A	Rainow Primary School	SK10 5UB	Football	School	One poor quality mini 5v5 pitch that is unavailable for community use.	Improve quality and explore community use options given local shortfalls.	School, FA, FF	Local	L	S	L	Protect Enhance

Site ID	Active Power Places Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
214	N/A	St Alban's Catholic Primary School	SK10 3HJ	Football (disused)	School	Site previously accommodated one youth 9v9 pitch and one mini 7v7 pitch.	Explore opportunities to bring the provision back into use given local shortfalls, whilst as a minimum retaining the playing field land for all potential sports in accordance with national planning policy.	School, FA, FF	Local	L	L	L	Protect Provide
230	N/A	Upton Priory Primary School	SK10 3ED	Football	School	Two standard quality mini 7v7 pitches that have spare capacity discounted due to unsecure tenure.	Provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	L	S	L	Protect
244	N/A	Pott Shrigley Cricket Club	SK10 5RT	Cricket	Sports Club	One good quality 16-wicket grass square (12 senior wickets and four junior wickets). The senior wickets have actual spare capacity of 34 match equivalent sessions, whilst the junior wicket has spare capacity of four match equivalent sessions.	Sustain quality. Support club with its development plans to improve ancillary and training facilities.	Club, ECB, CCB	Local	L	L	L	Protect
248	N/A	Jasmine Park	SK10 3GH	Football	Council	Two standard quality youth 11v11 pitches that are overplayed by a combined total of 3.5 match equivalent sessions. The site is home to Macclesfield FC Women (Tier 7).	Improve quality to eradicate overplay. Ensure the site meets the minimum requirements to progress through the football pyramid.	FA, FF	Local	M	S	M	Protect Enhance
250	N/A	St Gregory's Catholic Primary School	SK10 5HS	Football	School	One standard quality mini 5v5 pitch that has spare capacity discounted due to unsecure tenure.	Provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	L	S	L	Protect
251	N/A	Dean Valley Primary School	SK10 5HR	Football	School	One standard quality mini 5v5 pitch that has spare capacity discounted due to unsecure tenure.	Provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	L	S	L	Protect
268	N/A	Gawsworth Primary School	SK11 9QU	Football	School	One poor quality youth 11v11 pitch that is overplayed by 0.5 match equivalent sessions.	Improve quality to eradicate overplay and provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	M	S	L	Protect Enhance
269	N/A	Fermain Academy	SK11 8LH	Football	School	One standard quality youth 11v11 pitch that is played to capacity. A planning application has been submitted with a plan to replace the football pitch with a new youth centre, including a pavilion, recreational sports area, MUGA and gardening area as well as associated car parking.	Ensure any planning application accords with national planning policy and protect provision until this occurs.	School, FA, FF	Local	M	M	M	Protect

Site ID	Active Power Places Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
279	N/A	Macclesfield Leisure Centre	SK10 4AF	Football	Council	Discussions are ongoing regarding the relocation of a planned youth 11v11 football pitch to the site (utilising the centre of the athletics track at the site) from Alderley Park, together with a smaller size 3G pitch.	Ensure potential relocation of the planned youth 11v11 meets planning policy requirements.	FA, FF	Key Centre	M	S	M	Provide
				Athletics		One standard quality eight lane synthetic athletics track. England Athletics states this track will require surfacing in 2026.	Support the refurbishment of the athletics track to better cater for and to attract demand.	EA		H	M	H	Protect Enhance Provide
312	N/A	Macclesfield Tennis Club	SK11 8JR	Tennis	Council	Four standard quality macadam courts, six standard quality artificial turf courts five of which are accompanied by sports lighting, and one standard quality acrylic court.	Explore sports lighting potential for other courts to better cater for and to attract demand.	LTA	Local	L	M	L	Protect Enhance
313	N/A	Packhorse Bowling & Social Club	SK10 3AT	Bowls	Sports Club	One good quality green that is accompanied by good quality ancillary facilities.	Sustain quality.	Club, BCGBA	Local	L	S	L	Protect
330	N/A	Lower Withington Village Hall	SK11 9DX	Tennis	Parish Council	One standard quality macadam court that is without sports lighting.	Improve court quality and explore sports lighting potential to better cater for and to attract demand.	Parish Council, LTA	Local	L	S	L	Protect Enhance
				Bowls		One good quality bowling green that is unused by a team.	Sustain quality.	Parish Council, BCGBA		L	S	L	
331	N/A	West Park	SK10 3BJ	Tennis	Council	One standard quality court that is without sports lighting.	Explore sports lighting potential to better cater for and to attract demand.	LTA	Local	L	S	L	Protect Enhance
				Netball	Council	One standard quality court that is without sports lighting.	Improve quality of court.	EN	Local	L	S	L	Protect Enhance
				Bowls	Council	One good quality bowling green rented by West Park BC.	Sustain quality.	BCGBA	Local	L	S	L	Protect
339	N/A	Gawsworth Village Hall	SK11 9QY	Tennis	Parish Council	One poor quality macadam court that is without sports lighting.	Improve court quality and explore sports lighting potential to better cater for and to attract demand.	Parish Council, LTA	Local	L	S	L	Protect Enhance
354	N/A	Macclesfield Golf Club	SK11 7EA	Golf	Sports Club	One members 18-hole golf course.	Sustain quality.	England Golf	Local	L	S	L	Protect
359	N/A	Shrigley Hall Hotel Golf & Country Club	SK10 5SB	Golf	Proprietary	One 18-hole proprietary golf course that is accompanied by a six-hole par-3 provision.	Sustain quality.	England Golf	Local	L	S	L	Protect
361	N/A	The Tytherington Club	SK10 2JP	Golf	Proprietary	One 18-hole proprietary golf course that is accompanied by a 10-bay driving range but does not offer pay and play.	Sustain quality.	England Golf	Local	L	S	L	Protect

Site ID	Active Power Places Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
375	N/A	Parkside Bowls Club	SK10 3JE	Bowls	Council	One good quality green that is accompanied by poor quality ancillary facilities.	Explore options to improve ancillary facilities to better cater for.	BCGBA	Local	M	M	M	Protect Enhance
378	N/A	Lanark Walk	SK10 3ES	Football (disused)	Council	A disused site that previously accommodated a mini football pitch.	Now used recreationally; retain as strategic reserve.	FA, FF	Local	L	L	L	Protect
				Cycling		One standard quality pump track.	Retain for continued community use and sustain quality.	British Cycling		L	L	L	
-	N/A	Sandwich Drive	SK10 2UD	Football (disused)	Council	A disused site that previously accommodated a mini pitch as recently as 2021.	Retain as strategic reserve.	FA, FF	Local	L	L	L	Protect
-	N/A	St Barnabas C of E Primary School	SK11 7QA	Football (disused)	Private	A disused playing field that reportedly previously accommodated a pitch. Development plans exist in relation to it.	Ensure any development meets national planning policy requirements.	FA, FF	Local	L	S	L	Protect

POYNTON – NORTH ANALYSIS AREA

Sub area summary – pitch sports

Sub area	Pitch/facility type	Current supply/ demand balance	Future supply/ demand balance
Football – grass pitches			
Poynton	Adult	0.5 match equivalent sessions	3.5 match equivalent sessions
Poynton	Youth 11v11	At capacity	3.5 match equivalent sessions
Poynton	Youth 9v9	At capacity	3 match equivalent sessions
Poynton	Mini 7v7	At capacity	2.5 match equivalent sessions
Poynton	Mini 5v5	At capacity	2.5 match equivalent sessions
Football – 3G pitches			
Poynton	Full size	0.75 pitches	1.5 pitches
Rugby union pitches			
Poynton	Senior	1 match equivalent session	1 match equivalent session
Rugby league pitches			
Poynton	Senior	No current supply or demand	No current supply or demand
Cricket pitches			
Poynton	Senior	51 match equivalent sessions	51 match equivalent sessions

Sub area summary – remaining sports

Sport	Headline findings
Hockey	Supply is adequate to meet demand.
Tennis	Club demand is currently operating with significant spare capacity.
Netball	Supply is adequate to meet demand.
Bowls	Three of the greens within Poynton are currently operating above capacity.
Archery	Supply is adequate to meet demand.
Golf	Supply is adequate to meet demand.
Athletics	Supply is adequate to meet demand.
Cycling	Supply is adequate to meet demand.
Other grass sports	Supply is adequate to meet demand.

Priority recommendations

Sport	Headline findings
Football	◂ Protect provision. ◂ Provide ancillary facilities at sites that are currently without (e.g. at Deva Close). ◂ Seek to provide security of tenure for clubs, enabling actual spare capacity (e.g. at Lostock Hall Primary School). ◂ Improve quality to establish actual spare capacity (e.g. at Mount Vernon). ◂ Ensure replacement football provision from Poynton Sports Club is delivered to a good quality and in line with the recommendations set out in the Mitigation Strategy.

Sport	Headline findings
3G pitches	◂ Protect provision. ◂ Support 3G aspirations to meet area shortfalls (e.g. Poynton High School). ◂ Ensure lacrosse demand can be adequately accommodated on the 3G pitch at Priory Park, together with other usage received (e.g., football and rugby union).
Rugby union	◂ Protect provision. ◂ Improve quality to reduce overplay (e.g. Priory Park). ◂ Explore sports lighting potential (e.g. at Priory Park). ◂ Consider the creation of a World Rugby compliant 3G pitch at Priory Park or nearby as a resolution to capacity issues.
Rugby league	◂ N/A
Hockey	◂ Protect provision. ◂ Ensure any hockey demand catered at Poynton Sports Club can continue to be accommodated in the Borough following proposed development.
Cricket	◂ Protect provision. ◂ Retain provision at The King's School community available and seek to improve ancillary provision to enable it. Once established, seek to maximise usage via the transfer of demand from overplayed sites. ◂ Seek to relieve overplay through greater use of the NTP and/or the transfer of some demand to a site with spare capacity (e.g. at Disley Amalgamated Sports Club). ◂ Ensure replacement cricket provision from Poynton Sports Club is delivered to a good quality and in line with the recommendations set out in the Mitigation Strategy.
Other grass pitch sports	◂ Protect provision. ◂ Improve quality to build future capacity and to avoid overplay (e.g. at Disley Amalgamated Sports Club). ◂ Ensure replacement lacrosse provision is delivered from Poynton Sports Club to a good quality and in line with the recommendations set out in the Mitigation Strategy. ◂ Provide ancillary provision (e.g. at Mount Vernon).
Tennis	◂ Protect provision. ◂ Improve quality (e.g. at Arnold Rhodes Recreation Ground). ◂ Explore sports lighting potential to better cater for and to attract community demand (e.g. at Disley Amalgamated Sports Club). ◂ Ensure tennis needs at Poynton High School can continue to be met if a 3G pitch is delivered. ◂ Ensure replacement tennis provision from Poynton Sports Club is delivered to a good quality and in line with the recommendations set out in the Mitigation Strategy.
Netball	◂ Protect provision. ◂ Ensure netball needs at Poynton High School can continue to be met if a 3G pitch is delivered.
Bowls	◂ Protect provision. ◂ Ensure replacement bowls provision from Poynton Sports Club is delivered to a good quality and in line with the recommendations set out in the Mitigation Strategy.
Archery	◂ N/A
Golf	◂ Protect provision.
Athletics	◂ N/A
Cycling	◂ Protect provision.

POYNTON – NORTH ANALYSIS AREA

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
41	6005762	Deva Close	SK12 1HH	Football	Council	One adult and two youth 11v11 pitches, all of which have spare capacity discounted due to poor pitch quality. The site is serviced with poor quality ancillary provision.	Improve quality to establish actual spare capacity and provide improved ancillary provision.	FA, FF	Local	M	S	M	Protect Enhance
42	1208102	Disley Amalgamated Sports Club	SK12 2JR	Football	Sports Club	One youth 11v11 and one youth 9v9 pitch, both of which are standard quality and played to capacity.	Improve quality to avoid future overplay.	Club, FA, FF	Key Centre	M	S	L	Protect Enhance Provide
				3G		One smaller size 3G pitch that is serviced by sports lighting.	Retain for continued recreational use.	Club, FA, FF		L	L	L	
				Lacrosse		One standard quality lacrosse pitch that is accessed by Norbury LC as a secondary venue. The pitch is currently played to capacity.	Improve quality to build future capacity and to avoid overplay.	Club, EL		M	M	L	
				Cricket		One good quality 15-wicket grass square (12 senior wickets, two junior wickets and an NTP). The junior wickets are overplayed by 20 match equivalent sessions per season.	Seek to relieve overplay through greater use of the NTP and/or the transfer of some demand to a site with spare capacity.	Club, ECB, CCB		M	S	L	
				Tennis		One good quality artificial turf court that is without sports lighting.	Explore sports lighting potential to better cater for demand.	Club, LTA		M	S	L	
73	6008596	Lower Park Primary School	SK12 1HE	Football	School	One standard quality mini 7v7 pitch that has spare capacity discounted due to unsecure tenure.	Seek to provide security of tenure to club users by establishing a community use agreement.	School, FA, FF	Local	L	S	L	Protect
85	6005964	Midway Playing Fields	SK12 1LR	Football	Council	One youth 11v11 pitch that has spare capacity discounted due to poor pitch quality.	Improve quality to establish actual spare capacity.	FA, FF	Local	M	S	L	Protect Enhance
93	6005965	Newtown Playing Field	SK12 2RH	Football	Council	One youth 11v11 pitch with spare capacity discounted due to poor quality.	Improve quality to establish actual spare capacity.	FA, FF	Local	M	S	L	Protect Enhance
102	1041692	Poynton High School	SK12 1PU	Football	School	One adult, one youth 9v9 and three mini 7v7 pitches, all of which are poor and unavailable for community use. A Mitigation Strategy relating to sites in the area identify that the pitches should be improved as part of wider plans and made available to the community.	Improve quality and establish community use via a long-term community use agreement. Also explore feasibility of developing a full size 3G pitch, subject to meeting national planning policy requirements.	School, FA, FF	Key Centre	H	S	H	Protect Enhance Provide

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
				Rugby Union		One poor quality senior pitch that is unavailable for community use. As part of the site's potential development plans, it is suggested there is a need to improve quality of the pitch to better cater for curricular demand.	Improve quality to better accommodate curricular and extra-curricular demand.	School, RFU		M	S	L	
				Cricket		One standalone NTP that is unavailable for community use.	Retain and improve for curricular demand.	School, ECB, CCB		M	S	L	
				Tennis		16 poor quality macadam tennis courts, with four serviced by sports lighting. These are situated where the proposed 3G pitch will reside.	Ensure tennis needs at the School can continue to be met if a 3G pitch is delivered (e.g., via marking them out elsewhere on site).	School, LTA		M	L	L	
				Netball		Four poor quality macadam courts. These are situated where the proposed 3G pitch will reside.	Ensure netball needs at the School can continue to be met if a 3G pitch is delivered (e.g., via marking them out elsewhere on site).	School, EN		M	L	L	
103	1036696	Poynton Sports Club	SK12 1AG	Football	Sports Club	One good quality adult pitch that has actual spare capacity of 0.5 match equivalent sessions. Subject to development plans, with a Mitigation Strategy produced in 2021 outlining that the provision should be replaced via land North of Glastonbury Drive. The site is also serviced with poor quality ancillary provision.	Ensure replacement provision is delivered to a good quality and in line with the recommendations set out in the Mitigation Strategy.	Club, FA, FF	Key Centre	H	S	H	Protect Enhance Provide
				Hockey		One smaller size sand-based pitch that is both available for community use and is serviced with sports lighting. No replacement is outlined in the Mitigation Strategy due to limited usage.	Ensure any demand catered for can continue to be accommodated in the Borough following proposed development.	Club, EH		L	L	L	
				Lacrosse		Two standard quality lacrosse pitches that are both at capacity. Subject to development plans, with a Mitigation Strategy produced in 2021 outlining that the provision should be replaced via land North of Glastonbury Drive.	Ensure replacement provision is delivered to a good quality and in line with the recommendations set out in the Mitigation Strategy.	Club, EL		H	S	H	

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
				Cricket		One standard quality 12-wicket grass square (seven senior wickets and five junior wickets). The senior wickets are overplayed by 30 match equivalent sessions per season. Subject to development plans, with a Mitigation Strategy produced in 2021 outlining that the provision should be replaced via land North of Glastonbury Drive.	Ensure replacement provision is delivered to a good quality and in line with the recommendations set out in the Mitigation Strategy.	Club, ECB, CCB		H	S	H	
				Tennis		One good quality macadam court and six good quality artificial turf courts with a current capacity balance of 180. Subject to development plans, with a Mitigation Strategy produced in 2021 outlining that the provision should be replaced via land North of Glastonbury Drive.	Ensure replacement provision is delivered to a good quality and in line with the recommendations set out in the Mitigation Strategy.	Club, LTA		H	S	H	
				Bowls		One good quality bowling green. Subject to development plans, with a Mitigation Strategy produced in 2021 outlining that the provision should be replaced via land North of Glastonbury Drive.	Ensure replacement provision is delivered to a good quality and in line with the recommendations set out in the Mitigation Strategy.	Club, BCGBA		H	S	H	
104	1208746	Priory Park (Macclesfield Rugby Club)	SK10 4AE	3G	Sports Club	One smaller size 3G pitch serviced with sports lighting. Aspirations exist at for a dome to be established over the 3G pitch to make it an indoor/covered facility as it is thought that this will better cater for box lacrosse demand. UKLacrosse Coaching LTD has entered into a three year agreement for use of the pitch.	Ensure lacrosse demand can be adequately accommodated at the site together with other usage received (e.g., football and rugby union).	Club, FA, FF, RFU, EL	Key Centre	M	L	S	Protect Enhance Provide
				Rugby union		Three senior pitches and one age grade pitch, all of which are good quality. One of the senior pitches is serviced with sports lighting and receives training demand, leading to the pitch being overplayed by one match equivalent session.	Improve quality to reduce overplay and consider providing additional sports lighting to fully alleviate it. Alternatively, consider the creation of a World Rugby compliant 3G pitch on site or nearby as a resolution to capacity issues, subject to meeting national planning policy requirements.	Club, RFU		M	S	M-H	

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
126	1203220	The King's School	SK10 4RH	Rugby Union	School	Five standard quality senior pitches, all of which are available for community use but are currently unused.	Retain as community available should demand arise in the future.	School, RFU	Key Centre	L	L	L	Protect Enhance Provide
				Hockey		Two full size pitches, both of which are good quality and are available for community use and equipped with sports lighting. Used by Alderley Edge and Macclesfield hockey clubs.	Sustain quality and ensure the pitches remain as hockey suitable. A sinking fund should be in place for long-term sustainability.	School, EH		L	L	L	
				Cricket		Three good quality grass squares and three standard quality grass squares. Combined, these squares have spare capacity of 173 equivalent match sessions per season but are unable to accommodate increased demand due to a lack of ancillary facilities.	Retain as community available and seek to improve ancillary provision to enable it. Once established, seek to maximise usage via the transfer of demand from overplayed sites.	School, ECB, CCB		H	S	M	
				Tennis		Six good quality polymeric courts with sports lighting.	Sustain quality.	School, LTA		L	L	L	
				Netball		Six good quality polymeric courts overmarked on the tennis courts.	Sustain quality.	School, EN		L	L	L	
159	N/A	Prestbury Cricket Club	SK10 4DG	Cricket	Private	One good quality 14-wicket grass square (12 senior wickets and two junior wickets). The senior wickets have spare capacity of 23 match equivalent sessions per season, whilst the junior wickets has potential spare capacity of two equivalent match sessions per season. Prestbury CC aspires to make refurbishments to its clubhouse and changing rooms and install a new two bay practise facility on site.	Sustain quality and look to support the Club with its ancillary development plans, including the provision of a new non-turf practice facility.	ECB, CCB	Local	M	S	M	Protect Enhance
165	N/A	Adlington Primary School	SK10 4JX	Football	School	One standard quality mini 5v5 pitch that is unavailable for community use.	Explore community use options given local shortfalls.	School, FA, FF	Local	L	S	L	Protect
182	N/A	Disley Primary School	SK12 2DY	Football	School	One poor quality mini 5v5 pitch that is unavailable for community use.	Improve quality and explore community use options given local shortfalls.	School, FA, FF	Local	L	S	L	Protect Enhance
195	N/A	Lostock Hall Primary School	SK12 1XG	Football	School	Two standard quality mini 5v5 pitches that have spare capacity discounted due to unsecure tenure.	Seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	M	S	L	Protect
240	N/A	Worth Primary School	SK12 1QA	Football	School	One standard quality mini 5v5 pitch that has spare	Seek to provide security of tenure to club users via	School, FA, FF	Local	L	S	L	Protect

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
						capacity discounted due to unsecure tenure.	establishing a community use agreement.						
247	N/A	Prestbury Playing Fields	SK10 4JJ	Football	Council	One youth 11v11 pitch that has spare capacity discounted due to poor pitch quality.	Improve quality to establish actual spare capacity.	FA, FF	Local	M	S	L	Protect Enhance
				Tennis		Three good quality artificial clay courts and five good quality artificial turf courts. Service by sports lighting. The courts have a capacity shortfall of 11 members.	Sustain quality and monitor usage levels to ensure capacity remains sufficient.	LTA		M	L	L	
249	N/A	Mount Vernon	SK12 1TG	Football	Council	One adult pitch that has spare capacity discounted due to poor pitch quality.	Improve quality to establish actual spare capacity.	FA, FF	Local	M	S	L	Protect Enhance
				Lacrosse		One poor quality lacrosse pitch that is played to capacity and is without ancillary facilities.	Improve quality and provide appropriate ancillary provision.	EL		M	S	M	
254	N/A	Arnold Rhodes Recreation Ground	SK12 2HF	Tennis	Council	One poor quality macadam court that is without sports lighting and ancillary facilities.	Improve quality to better cater for and to attract community demand.	LTA	Local	L	S	L	Protect Enhance
281	N/A	Mottram Hall	SK10 4QT	Tennis	Commercial	One good quality padel court that is accompanied by good quality ancillary facilities. Without sports lighting	Explore sports lighting potential to better cater for and to attract demand.	LTA	Local	L	S	L	Protect Enhance
316	N/A	Poynton Workmen's Club	SK12 1RG	Bowls	-	One good quality green.	Sustain quality.	BCGBA	Local	L	S	L	Protect
327	N/A	Rams Head	SK12 2AE	Bowls	Private	One good quality green that is accompanied by good quality ancillary provision.	Sustain quality.	BCGBA	Local	L	S	L	Protect
				Bowls (disused)		Site previously accommodated a green.	Retain as strategic reserve for all potential sports.	BCGBA		L	L	L	
335	N/A	Poynton Legion Club	SK12 1JY	Bowls	-	One good quality green that is currently unused.	Retain land as strategic reserve for all sports or, if proposed for permanent loss, ensure appropriate mitigation in line with national planning policy.	BCGBA	Local	L	L	L	Protect
336	N/A	Prestbury Bowls Club	SK10 4XP	Bowls	-	One good quality green that is occupied by Prestbury BC. The site has poor quality ancillary facilities	Improve ancillary provision and explore potential creation of sports lighting due to high membership.	BCGBA	Local	L	S	L	Protect Enhance
342	N/A	Adlington Golf Centre	SK10 4NG	Golf	Proprietary	Two nine-hole proprietary courses that are accompanied by a 41-bay driving range.	Sustain quality.	England Golf	Local	L	S	L	Protect
348	N/A	Davenport Golf Club	SK12 1TS	Golf	Private	An 18-hole members golf course.	Sustain quality.	England Golf	Local	L	S	L	Protect
349	N/A	Disley Golf Club	SK12 2JX	Golf	Private	An 18-hole members golf course.	Sustain quality.	England Golf	Local	L	S	L	Protect

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
356	N/A	Mottram Hall Golf & Country Club	SK10 4QT	Golf	Private	An 18-hole members golf course that is accompanied by a ten-bay driving range.	Sustain quality.	England Golf	Local	L	S	L	Protect
357	N/A	Prestbury Golf Club	SK10 4BJ	Golf	Private	An 18-hole members golf course.	Sustain quality.	England Golf	Local	L	S	L	Protect
368	N/A	Higher Poynton Tennis Club	SK12 1TL	Tennis	Council	Two standard quality clay courts that are without sports lighting.	Improve quality and explore sports lighting potential to better cater for and attract demand.	LTA	Local	L	S	L	Protect Enhance
371	N/A	Mottram Village Hall	SK10 4QP	Bowls	Parish Council	One good quality green occupied by Mottram BC.	Sustain quality.	BCGBA	Local	L	S	L	Protect
-	N/A	Hazelbadge Road	SK12 1HE	Football (disused)	Council	Site previously provided a football pitch but no longer does so, although it is still in use recreationally.	Retain as strategic reserve and consider bringing back into use if a sustainable football programme can be developed given local shortfalls.	FA, FF	Local	L	L	L	Protect

WILMSLOW – NORTH ANALYSIS AREA

Sub area summary – pitch sports

Sub area	Pitch/facility type	Current supply/ demand balance	Future supply/ demand balance
Football – grass pitches			
Wilmslow	Adult	1.5 match equivalent sessions	At capacity
Wilmslow	Youth 11v11	6.5 match equivalent sessions	9 match equivalent sessions
Wilmslow	Youth 9v9	2 match equivalent sessions	4 match equivalent sessions
Wilmslow	Mini 7v7	At capacity	1 match equivalent sessions
Wilmslow	Mini 5v5	At capacity	1 match equivalent sessions
Football – 3G pitches			
Wilmslow	Full size	1.5 pitches	1.75 pitches
Rugby union pitches			
Wilmslow	Senior	3 match equivalent sessions	4 match equivalent sessions
Rugby league pitches			
Wilmslow	Senior	No current supply or demand	No current supply or demand
Cricket pitches			
Wilmslow	Senior	52 match equivalent sessions	84 match equivalent sessions

Sub area summary – remaining sports

Sport	Headline findings
Hockey	Supply is adequate to meet demand.
Tennis	Club demand is currently operating with significant spare capacity.
Netball	Supply is adequate to meet demand.
Bowls	One of the greens within Wilmslow are currently operating above capacity.
Archery	Supply is adequate to meet demand.
Golf	Supply is adequate to meet demand.
Athletics	Supply is adequate to meet demand.
Cycling	Supply is adequate to meet demand.
Other grass sports	Supply is adequate to meet demand.

Priority recommendations

Sport	Headline findings
Football	◂ Protect provision. ◂ Improve quality to eradicate overplay (e.g. at Upcast Lane). ◂ Provide ancillary facilities at sites currently without (e.g. Upcast Lane). ◂ Seek to provide security of tenure for clubs, enabling actual spare capacity (e.g. at The Wilmslow Academy). ◂ Consider Jim Evison Playing Field and Wilmslow High School as potential sites for the development of full size 3G pitches (World Rugby complaint or not) given its strategic location and the area shortfall that exists.

Sport	Headline findings
	◂ Utilise the actual spare capacity that exists via the transfer of demand from overplayed sites or via future demand (e.g. at Carnival Field).
3G pitches	◂ Protect provision.
Rugby union	◂ Protect provision. ◂ Improve quality to reduce overplay (e.g. Memorial Ground (Wilmslow Rugby Club)). ◂ Consider the development of a World Rugby compliant 3G pitch at Memorial Ground (Wilmslow Rugby Club) or nearby (e.g., at Jim Evison Playing Fields) as a means to transferring demand from the pitches.
Rugby league	◂ N/A
Hockey	◂ Protect provision. ◂ Resurface pitch at The Edge Hockey Centre and Wilmslow High School to improve quality and ensure sinking funds are in place for long-term sustainability. ◂ Provide ancillary provision (e.g. at The Edge Hockey Centre). ◂ Further explore feasibility of aspirations expressed at Wilmslow Phoenix Sports Club for the creation of a second full size pitch.
Cricket	◂ Protect provision. ◂ Seek to relieve overplay through the installation of an NTP (e.g. at Alderley Edge Cricket Club and Lindow Cricket Club). ◂ Support clubs to develop ancillary provision, in particular changing and clubhouse facilities (e.g. Alderley Edge CC, Styal CC and Lindow CC).
Other grass pitch sports	◂ Protect provision. ◂ Sustain quality and ensure appropriate access across the AGP and MUGA at Wilmslow Phoenix Sports Club to adequately accommodate training demand away from the grass pitches.
Tennis	◂ Protect provision. ◂ Explore sports lighting potential to better cater for and to attract community demand (e.g. at Styal Playing Fields). ◂ Explore options to provide ancillary facilities to better cater for and to attract demand (e.g. at Styal Playing Fields). ◂ Consider bringing disused courts back into use to cater for localised recreational demand (e.g. at The Carrs Park).
Netball	◂ N/A
Bowls	◂ Protect provision. ◂ Explore options to provide ancillary facilities to better cater for and to attract demand (e.g. at Alderley Edge Union Club).
Archery	◂ N/A
Golf	◂ Protect provision.
Athletics	◂ N/A
Cycling	◂ N/A

WILMSLOW – NORTH ANALYSIS AREA

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
1	1036068	Alderley Edge Cricket Club	SK9 7HN	Cricket	Sports Club	One good quality 19-wicket grass square (13 senior wickets and six junior wickets). The junior wickets are overplayed by two match equivalent sessions per season. Alderley Edge CC aspires to make refurbishments to its clubhouse and changing rooms, as well as a continued grounds improvement scheme.	Seek to alleviate overplay through installation of NTP. Look to support the Club with its ancillary and square development plans.	Club, ECB, CCB	Local	M	S	M	Protect Enhance Provide
				Tennis		14 good quality artificial turf courts with a current spare capacity balance of 140.	Sustain quality.	Club, LTA		L	L	L	
27	6005710	Carnival Field	SK9 5NG	Football	Council	One standard quality adult pitch that offers actual spare capacity of 0.5 match equivalent sessions.	Utilise the actual spare capacity that exists via the transfer of demand from overplayed sites or via future demand.	FA, FF	Local	L	S	L	Protect
30	6005699	Chorley Hall	SK9 7TG	Football	Council	One poor quality adult pitch that is played to capacity.	Improve quality to better accommodate demand and consider conversion to youth 11v11 given demand received.	FA, FF	Local	M	S	L	Protect Enhance
61	1208664	Jim Evison Playing Fields	SK9 4LY	Football	Council	Three adult, one youth 11v11, one youth 9v9 and one mini 7v7 pitch, all of which are standard quality. Both the youth 11v11 and youth 9v9 pitches are overplayed by a combined total of four match equivalent sessions.	Improve quality to eradicate overplay. Also consider as a potential site for the development of a full size 3G pitch given its strategic location and the area shortfall that exists, subject to national planning policy requirements being met. This could be both compliant for football and rugby union. Finally, consider creation of youth 11v11 pitch provision given demand already received (one adult pitch could be converted).	FA, FF	Key Centre	H	S	M-H	Protect Enhance
				Rugby Union		Two senior and two age grade pitches, all of which are poor quality and without sports lighting. Both of the age grade pitches are played to capacity.	Improve pitch quality to better accommodate demand and to build future capacity.	RFU		M	S	M	

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
69	6005725	Lacey Green Pavilion	SK9 4BU	Football	Council	Two poor quality youth 11v11 pitches that are overplayed by three match equivalent sessions.	Improve quality to eradicate overplay.	FA, FF	Local	M	S	M	Protect Enhance
70	30002950	Lacey Green Primary Academy	SK9 4DP	Football	School	Two standard quality mini 7v7 pitches that have spare capacity discounted due to unsecure tenure.	Seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	L	S	L	Protect
72	1044198	Lindow Community Primary School	SK9 6EH	Football	School	One youth 9v9 and one mini 7v7 pitch, both of which are standard quality and have spare capacity discounted due to unsecure tenure.	Seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	M	S	L	Protect
81	1036505	Memorial Ground (Wilmslow Rugby Club)	SK9 5PZ	Rugby Union	Sports Club	One good quality senior pitch and one standard quality senior pitch, the latter of which is overplayed by three match equivalent sessions.	Improve quality and seek dispersion of training demand across the pitches to alleviate overplay. Alternatively, consider the development of a World Rugby compliant 3G pitch on site or nearby (e.g., at Jim Evison Playing Fields) as a means to transferring demand from the pitches, subject to national planning policy requirements being met.	Club, RFU	Key Centre	M	S	M	Protect Enhance Provide
95	1041658	Oakwood Farm	SK9 4HP	Football	Council	One poor quality adult pitch that is played to capacity. The Club has an aspiration to install a full size 3G pitch.	Improve quality to better accommodate demand and explore the feasibility of developing a full size 3G pitch given local shortfalls, subject to national planning policy requirements being met.	FA, FF	Local	H	S	H	Protect Enhance Provide
101	30003411	Pownall Hall School	SK9 5DW	Football	School	One youth 9v9 and one mini 7v7 pitch, both of which are standard quality and have spare capacity discounted due to unsecure tenure.	Seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	L	S	L	Protect Provide
				3G		One smaller size 3G pitch that is unavailable for community use but is serviced with sports lighting.	Explore community use options to accommodate recreational demand given the presence of sports lighting.	School, FA, FF		L	M	L	
				Cricket		One standalone NTP that is unavailable for community use.	Retain for curricular and extra-curricular demand.	School, ECB, CCB		L	S	L	

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
120	6016012	Styal Playing Fields	SK9 4JE	Football	Sports Club	One good quality adult pitch that offers actual spare capacity of one match equivalent session.	Utilise the actual spare capacity that exists via the transfer of demand from overplayed sites or via future demand.	Club, FA, FF	Local	M	M	L	Protect Enhance
				Cricket		One good quality eight-wicket grass square (seven senior wickets and one junior wicket). Styal CC aspires to make refurbishments to its clubhouse and changing rooms.	Sustain quality and look to support the Club with its ancillary development plans.	Club, ECB, CCB		M	S	M	
				Tennis		Three poor quality macadam courts that are without ancillary facilities and sports lighting. Used by Styal TC.	Improve quality and explore options for ancillary facilities and sports lighting potential to better cater for demand.	Club, LTA		M	S	M	
124	1044870	The Edge Hockey Centre	SK9 7QN	Hockey	Sports Club	One full size sand-based pitch that is serviced by sports lighting. Assessed as standard quality having last been resurfaced in 2011 and serviced by poor quality ancillary provision.	Resurface pitch to improve quality and ensure a sinking fund is in place for long-term sustainability. Retain as hockey suitable and provide improved ancillary provision.	Club, EH	Key Centre	H	M	H	Protect Enhance Provide
131	1041691	Wilmslow Leisure Centre (The Rectory Field)	SK9 1BU	Cricket	Sports Club	One good quality seven-wicket grass square (six senior wickets and one junior wicket as well as a single NTP).	Sustain quality and explore opportunities to provide permanent on-site practice facilities.	Club, ECB, CCB	Local	M	M	M	Protect Provide
133	6015985	Upcast Lane	SK9 6EH	Football	Sports Club	One standard quality youth 11v11 pitch and one poor quality youth 11v11 pitch, the latter of which is overplayed by 1.5 match equivalent sessions. The site is serviced by poor quality ancillary provision.	Improve quality to eradicate overplay and provide improved ancillary provision.	Club, FA, FF	Local	M	S	M	Protect Enhance
141	1201174	Wilmslow High School	SK9 1LZ	Football	School	Two adult, two youth 11v11 and two youth 9v9 pitches, all of which are standard quality and unavailable for community use.	Explore community use options given local shortfalls, with quality improvements potentially required to enable this.	School, FA, FF	Key Centre	M	S	M	Protect Enhance
				Rugby Union		Three standard quality senior pitches that are available for community use but currently unused.	Retain as community available should demand exist in the future.	School, RFU		L	L	L	

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
				Hockey		One full size sand-based pitch that is available for community use and serviced with sports lighting. The pitch is assessed as poor quality having not been resurfaced since 2007. Used minimally by Alderley Edge HC	Resurface pitch to improve quality and ensure a sinking fund is in place for long-term sustainability. Retain as hockey suitable providing access remains required by Alderley Edge HC and subject to Wilmslow HC's capacity issues.	School, EH		H	S	M	
				Cricket		One standalone NTP that is unavailable for community use.	Retain for curricular and extra-curricular demand.	School, ECB		L	S	L	
				Tennis		Eight standard quality artificial turf courts that are without sports lighting and four disused polymeric courts which are undergoing construction.	Explore sports lighting to better cater for and to attract community demand.	School, LTA		M	S	M	
				Netball (disused)		Four disused polymeric courts which are undergoing construction.	Ensure netball needs can continue to be met during construction period and protect provision in line with national planning policy.	School, EN		M	S	M	
142	1004970	Wilmslow Leisure Centre	SK9 1BU	Hockey	Council	One smaller size sand-based pitch serviced by sports lighting.	Retain for continued recreational use.	FF, FA	Local	L	L	L	Protect
143	1038181	Wilmslow Phoenix Sports Club	SK9 4HP	Hockey	Council	One full size sand-based pitch serviced by sports lighting. The pitch is assessed as good quality having been resurfaced in 2019. Planning consent has also been granted for the development of a second full size pitch at the site.	Further explore feasibility of a second full size pitch given capacity issues faced by Wilmslow HC and ensure a sinking fund is in place for long-term sustainability across the site.	EH	Key Centre	H	S	H	Protect Provide
				Cricket		One good quality ten-wicket grass square (five senior wickets and five junior wickets). Both the senior and junior wickets are overplayed by ten and six match equivalent sessions per week respectively.	Seek to alleviate overplay through installation of an NTP.	ECB, CCB		M	S	M	

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
				Lacrosse		Three standard quality lacrosse pitches that have spare capacity for 3.5 match equivalent sessions. The full size AGP is also used for lacrosse activity by Wilmslow Lacrosse Club, whilst a MUGA is to be established for the purpose of accommodating training demand. This is to free up capacity on the AGP for hockey and football .	Sustain quality and ensure appropriate access across the AGP and MUGA to adequately accommodate training demand away from the grass pitches.	EL		M	L	L	
154	N/A	Lindow Cricket Club	SK9 6EH	Cricket	Trust	One good quality 15 wicket grass square (six senior wickets and nine junior wickets). The senior wickets are overplayed by 34 match equivalent sessions per season. Lindow CC aspires to make refurbishments to its clubhouse.	Seek to alleviate overplay through installation of an NTP. Look to support the Club with its ancillary development plans.	Trust, ECB, CCB	Local	M	S	M	Protect Enhance Provide
166	N/A	Alderley Edge Community Primary School	SK9 7UZ	Football	School	One standard quality mini 7v7 pitch that is available for community use and has spare capacity discounted due to unsecure tenure.	Seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	L	S	L	Protect Enhance
				Hockey		One smaller size sand-based pitch that is neither available for community use nor is it serviced with sports lighting.	Retain for curricular and extra-curricular demand.	School, EH		L	L	L	
168	N/A	Ashdene Primary School	SK9 6LJ	Football	School	One standard quality mini 5v5 pitch that is available for community use and has spare capacity discounted due to unsecure tenure.	Seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	L	S	L	Protect Enhance
				Hockey		One smaller size sand-based pitch that is neither available for community use nor is it serviced with sports lighting.	Retain for curricular and extra-curricular demand.	School, EH		L	L	L	
181	N/A	Dean Oaks Primary School	SK9 2LX	Football	School	One standard quality mini 5v5 pitch that is available for community use and has spare capacity discounted due to unsecure tenure.	Seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	L	S	L	Protect
216	N/A	St Anne's Fulshaw Primary	SK9 5JQ	Football	School	One standard quality mini 5v5 pitch that is available for community use and has spare capacity discounted due to unsecure tenure.	Seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	L	S	L	Protect

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
217	N/A	St Benedict's Catholic Primary	SK9 3AE	Football	School	One standard quality mini 5v5 pitch that is available for community use and has spare capacity discounted due to unsecure tenure.	Seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	L	S	L	Protect
227	N/A	Styal Primary School	SK9 4JE	Football	School	One poor quality mini 5v5 pitch that has spare capacity discounted due to unsecure tenure and poor pitch quality.	Improve quality and seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	M	S	L	Protect Enhance
267	N/A	The Wilmslow Academy	SK9 2LX	Football	School	One standard quality mini 7v7 pitch that has spare capacity discounted due to unsecure tenure.	Seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	M	S	L	Protect
274	N/A	Croftside Tennis Club	SK9 6JL	Tennis	Community Organisation	Three standard quality artificial turf courts utilised by Croftside TC.	Improve quality of courts to better cater for demand.	Community Organisation, LTA	Local	L	S	L	Protect Enhance
276	N/A	Heyes Lane Tennis Club	SK9 7LT	Tennis	Sports Club	Three standard quality polymeric courts utilised by Heyes Lane LTC that are without sports lighting	Explore sports lighting potential to better cater for and to attract demand.	Club, LTA	Local	L	S	L	Protect Enhance
278	N/A	Lindow Lawn Tennis Club	SK9 6EF	Tennis	Sports Club	Three good quality artificial turf courts two of which are serviced by sports lighting.	Sustain quality.	Club, LTA	Local	L	S	L	Protect
280	N/A	Meriton Road Park	SK9 3HB	Tennis	Council	Two standard quality macadam courts. The site is without ancillary facilities.	Improve quality to better cater for demand.	LTA	Local	L	S	L	Protect Enhance
283	N/A	Pownall Park Tennis Club	SK9 5DN	Tennis	Sports Club	Three good quality polymeric courts primarily used by Pownall Park LTC.	Sustain quality.	Club, LTA	Local	L	S	L	Protect
288	N/A	Total Fitness (Wilmslow)	SK9 3PE	Tennis	Commercial	Four padel tennis courts with a planning application submitted for the creation of additional provision.	Retain for continued commercial use and support plans for the creation of additional courts if considered viable/sustainable.	LTA	Local	L	S	M	Protect Provide
292	N/A	Alderley Edge Park	SK9 7UY	Tennis	Council	Two standard quality artificial turf courts that are without ancillary facilities.	Improve court quality to better cater for and to attract demand.	LTA	Local	L	S	L	Protect Enhance
295	N/A	Alderley Edge Union Club	SK9 7NL	Bowls	Sports Club	One standard quality green that is without ancillary facilities.	Explore options to provide ancillary facilities to better cater for and to attract demand.	Club, BCGBA	Local	M	M	M	Protect Enhance
296	N/A	Waggon & Horses Bowling Green	SK9 3JZ	Bowls	Commercial	One good quality green that is accompanied by good quality ancillary facilities.	Sustain quality.	BCGBA	Local	L	L	L	Protect
298	N/A	Wilmslow Bowling Club	SK9 6JA	Bowls	Sports Club	One good quality bowling green accompanied by good quality ancillary facilities primarily used by Wilmslow BC.	Sustain quality and explore potential creation of sports lighting due to high membership.	Club, BCGBA	Local	L	L	L	Protect

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
299	N/A	Wilmslow Royal British Legion Club	SK9 5EG	Bowls	-	One good quality green.	Sustain quality.	BCGBA	Local	L	L	L	Protect
300	N/A	Wilmslow Conservative Club	SK9 5EG	Bowls	-	One good quality green.	Sustain quality.	BCGBA	Local	L	L	L	Protect
317	N/A	The Carrs Park	SK9 4AA	Tennis (disused)	Council	Two disused macadam courts which are no longer maintained.	Consider bringing courts back into use to cater for localised recreational demand.	LTA	Local	L	S	M	Protect Provide
343	N/A	Alderley Edge Golf Club	SK9 7RU	Golf	Membership	An 18-hole members golf course.	Sustain quality.	England Golf	Local	L	L	L	Protect
360	N/A	Styal Golf Club	SK9 4JN	Golf	Proprietary	An 18-hole proprietary golf course accompanied by a nine-hole par-3 provision and 34-bay driving range.	Sustain quality.	England Golf	Local	L	L	L	Protect
367	N/A	Handforth Hall Tennis Club	SK9 3AW	Tennis	Sports Club	Three standard quality macadam courts that are without sports lighting	Explore sports lighting potential to better cater for and to attract demand.	Club, LTA	Local	L	L	L	Protect Enhance
379	N/A	Picton Drive	SK9 2SQ	Cycling	Council	One standard quality pump track built in 2018.	Retain for continued community use and sustain quality.	British Cycling	Local	L	L	L	Protect
380	N/A	Lacey Green Park	SK9 4BU	Cycling	Council	One standard quality BMX track built in 2018.	Retain for continued community use and sustain quality.	British Cycling	Local	L	L	L	Protect
-	N/A	Brooke Dean Community College	SK9 3QN	Football (disused)	School	A disused site that previously accommodated an adult football pitch.	Ensure any development of the site meets national planning policy requirements.	FA, FF	Local	L	L	L	Protect

ALSAGER – CENTRAL ANALYSIS AREA

Sub area summary – pitch sports

Sub area	Pitch/facility type	Current supply/ demand balance	Future supply/ demand balance
Football – grass pitches			
Alsager	Adult	1.5 match equivalent sessions	1.5 match equivalent sessions
Alsager	Youth 11v11	At capacity	At capacity
Alsager	Youth 9v9	At capacity	At capacity
Alsager	Mini 7v7	At capacity	At capacity
Alsager	Mini 5v5	At capacity	At capacity
Football – 3G pitches			
Alsager	Full size	At capacity	At capacity
Rugby union pitches			
Alsager	Senior	At capacity	At capacity
Rugby league pitches			
Alsager	Senior	No current supply or demand	No current supply or demand
Cricket pitches			
Alsager	Senior	31 match equivalent sessions	37 match equivalent sessions

Sub area summary – remaining sports

Sport	Headline findings
Hockey	Supply is adequate to meet demand.
Tennis	Club demand is currently operating with significant spare capacity.
Netball	Supply is adequate to meet demand.
Bowls	One of the greens within Alsager are currently operating above capacity.
Archery	Supply is adequate to meet demand.
Golf	Supply is adequate to meet demand.
Athletics	Supply is adequate to meet demand.
Cycling	Supply is adequate to meet demand.
Other grass pitch sports	Supply is adequate to meet demand.

Priority recommendations

Sport	Headline findings
Football	◂ Protect provision. ◂ Improve quality to eradicate overplay (e.g. at Alsager Sports Hub). ◂ Provide ancillary facilities at sites that are currently without (e.g. at Wood Park). ◂ Explore opportunities to bring lost provision back into use given local shortfalls, whilst as a minimum retaining the site as strategic reserve (e.g. at Portland Drive).
3G pitches	◂ Protect provision. ◂ Ensure a sinking fund is in place for long-term sustainability (e.g. at Alsager Leisure Centre and Alsager Sports Hub).
Rugby union	◂ N/A
Rugby league	◂ N/A

Sport	Headline findings
Hockey	◂ Protect provision. ◂ Ensure a sinking fund is in place for long-term sustainability (e.g. at Alsager Sports Hub).
Cricket	◂ Protect provision. ◂ Seek to relieve overplay through greater utilisation of NTPs (e.g. at Alsager Cricket Club) and at club-sites where they do not exist (e.g. at Rode Park & Lawton Cricket Club). ◂ Improve ancillary provision at Rode Park Cricket Club and Alsager Cricket Club. ◂ Support Alsager CC with ground drainage improvements.
Other grass pitch sports	◂ Protect provision.
Tennis	◂ Protect provision. ◂ Improve quality of courts at Alsager Leisure Centre. ◂ Explore sports lighting potential to better cater for and to attract community demand (e.g. at Alsager Leisure Centre).
Netball	◂ Protect provision. ◂ Improve quality and explore sports lighting potential to better cater for and to attract community demand (e.g. at Alsager Leisure Centre).
Bowls	◂ Protect provision.
Archery	◂ N/A
Golf	◂ Protect provision.
Athletics	◂ N/A
Cycling	◂ N/A

ALSAGER – CENTRAL ANALYSIS AREA

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
4	1039286	Alsager Cricket Club	ST7 2NW	Cricket	Sports Club	One good quality 12-wicket grass square (nine senior wickets, two junior wickets and an NTP). The senior wickets are overplayed by five equivalent match sessions per season, whilst the junior wickets are overplayed by 12 equivalent match sessions per season. Alsager CC aspires to make refurbishments to its outfield's drainage.	Alleviate overplay through greater use of the NTP and/or via the transfer of some demand to a site with spare capacity. Look to support the Club with its square improvement plans.	Club, ECB	Local	M	S	M	Protect Enhance
5	1004924	Alsager Leisure Centre	ST7 2HP	Football	Everybody Health & Leisure	One adult, two youth 11v11 and one youth 9v9 pitch, all of which are standard quality and available for community use.	Sustain quality.	Everybody Health & Leisure, FA, FF	Key Centre	M	L	L	Protect Enhance Provide
				3G		One full size 3G pitch that is serviced by sports lighting. In early 2023, the pitch was converted from a hockey suitable AGP into a full size 3G pitch. The pitch is assessed as good quality.	Ensure a sinking fund is in place for long-term sustainability. Register for FA accreditation so that it can be used for competitive matches. Monitor usage levels and seek to maximise activity given that it is a new pitch.	Everybody Health & Leisure, FA, FF		M	L	L	
				Cricket		One standalone NTP.	Retain for curricular and extra-curricular demand.	Everybody Health & Leisure, ECB, CCB		L	L	L	
				Rounders		Four rounders diamonds.	Retain for curricular and extra-curricular demand.	Everybody Health & Leisure, RE		L	L	L	
				Tennis		Four poor quality macadam courts that are without sports lighting.	Improve quality and explore sports lighting potential to better cater for and to attract community demand.	Everybody Health & Leisure, LTA		M	S	M	
				Netball		Three poor quality macadam courts that are overmarked on the tennis courts	Improve quality and explore sports lighting potential to better cater for and to attract community demand.	Everybody Health & Leisure, EN		M	S	M	
37	30003922	Cranberry Academy	ST7 2LE	Football	School	Two standard quality mini 5v5 pitches that are unavailable for community use.	Explore community use options given local shortfalls.	School, FA, FF	Local	L	S	L	Protect

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
86	6009786	Milton Park	ST7 2ES	Football	Council	One youth 11v11 pitch that has spare capacity discounted due to poor pitch quality.	Improve quality to establish actual spare capacity.	FA, FF	Local	M	S	L	Protect Enhance
99	6016026	Pikemere School	ST7 2SW	Football	School	One mini 7v7 pitch that has spare capacity discounted due to unsecure tenure and poor pitch quality.	Improve quality and seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	M	S	L	Protect Enhance
100	6010011	Portland Drive	ST7 3BS	Football (disused)	Council	Site previously accommodated one adult pitch, last provided in 2016.	Explore opportunities to bring the provision back into use given local shortfalls, whilst as a minimum retaining the site as strategic reserve for all sports.	FA, FF	Local	L	L	M	Protect Provide
145	6018651	Wood Park	ST7 2BS	Football	Council	One standard quality youth 11v11 pitch that is serviced by poor quality ancillary provision.	Provide improved ancillary provision.	FA, FF	Local	M	S	M	Protect Enhance
146	6009995	Wood Park Stadium (Alsager Town Football Club)	ST7 2DP	Football	Sports Club	One good quality adult pitch that offers one match equivalent session of actual spare capacity. The site is home to Alsager Town FC (Tier 6).	Sustain quality. Ensure the site meets the minimum requirements to progress through the football pyramid.	Club, FA, FF	Local	L	L	L	Protect
160	N/A	Rode Park & Lawton Cricket Club	ST7 3QT	Cricket	Private	One good quality 11-wicket grass square (nine senior wickets and two junior wickets). The senior wickets are overplayed by four match equivalent sessions per season, whilst the junior wickets are overplayed by ten match equivalent sessions per season. Rode Park & Lawton CC aspires to make refurbishments to its changing rooms.	Alleviate overplay through installation of an NTP. Look to support the Club with its ancillary development plans.	ECB, CCB	Local	M	S	M	Protect Enhance Provide
167	N/A	Alsager Highfields Primary School	ST7 2NW	Football	School	One standard quality mini 5v5 pitch that has spare capacity discounted due to unsecure tenure.	Seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	L	S	L	Protect
185	N/A	Excalibur Primary School	ST7 2RQ	Football	School	One standard quality mini 5v5 pitch that is unavailable for community use.	Explore community use options given local shortfalls.	School, FA, FF	Local	L	S	L	Protect
208	N/A	Rode Heath Primary School	ST7 3SH	Football	School	Two standard quality mini 5v5 pitches that are unavailable for community use.	Explore community use options given local shortfalls.	School, FA, FF	Local	L	S	L	Protect
210	N/A	Scholar Green Primary School	ST7 3HF	Football	School	One standard quality mini 7v7 pitch that has spare capacity discounted due to unsecure tenure.	Seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	L	S	L	Protect

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
253	N/A	Alsager Sports Hub	ST7 2TL	Football	Everybody Health & Leisure	One adult, two youth 11v11 and two youth 9v9 pitches, all of which are standard quality. The adult pitch is overplayed by 0.5 match equivalent sessions, whilst the youth 11v11 pitches are played to capacity.	Improve quality to eradicate overplay.	Everybody Health & Leisure, FA, FF	Hub	H	S	M	Protect Enhance Provide
				3G		One full size 3G pitch that is available for community use and is serviced by sports lighting. The pitch is assessed as good quality having been installed in 2019.	Ensure a sinking fund is in place for long-term sustainability and ensure FA testing every three years so that it can continue to be used for competitive matches.	Everybody Health & Leisure, FA, FF		H	L	L	
				Hockey		One full size sand-based pitch that is serviced by sports lighting. The pitch is assessed as good quality having been installed in 2019.	Protect and ensure a sinking fund is in place for long-term sustainability.	Everybody Health & Leisure, EH		H	L	L	
270	N/A	Alsager Lawn Tennis Club	ST7 2AP	Tennis	Sports Club	Four good quality artificial turf courts primarily used by Alsager LTC.	Sustain quality.	Club, LTA	Local	L	L	L	Protect
302	N/A	Alsager Bowling & Recreation Club	ST7 2NA	Bowls	Council	One good quality green that is accompanied by good quality ancillary facilities.	Sustain quality and explore potential creation of sports lighting due to high membership.	BCGBA	Local	L	L	L	Protect
344	N/A	Alsager Golf & Country Club	ST7 2UR	Golf	Private	An 18-hole members golf course.	Sustain quality.	England Golf	Local	L	L	L	Protect
355	N/A	Malkins Bank Golf Club	CW11 4XN	Golf	Private	An 18-hole members golf course that is accompanied by an eight-bay driving range.	Sustain quality.	England Golf	Local	L	L	L	Protect
373	N/A	Rode Heath Bowling Club	ST7 3SB	Bowls	-	One good quality green.	Sustain quality.	BCGBA	Local	L	L	L	Protect
-	N/A	Cedar Avenue	ST7 2QP	Football (disused)	Council	Site previously provided a youth 11v11 football pitch but no longer does so, although it is still in use recreationally.	Retain as strategic reserve and consider bringing back into use if a sustainable football programme can be developed given local shortfalls.	FA, FF	Local	L	L	L	Protect

CONGLETON – CENTRAL ANALYSIS AREA

Sub area summary – pitch sports

Sub area	Pitch/facility type	Current supply/ demand balance	Future supply/ demand balance
Football – grass pitches			
Congleton	Adult	1.5 match equivalent sessions	1.5 match equivalent sessions
Congleton	Youth 11v11	6 match equivalent sessions	6 match equivalent sessions
Congleton	Youth 9v9	At capacity	At capacity
Congleton	Mini 7v7	At capacity	At capacity
Congleton	Mini 5v5	At capacity	At capacity
Football – 3G pitches			
Congleton	Full size	At capacity	At capacity
Rugby union pitches			
Congleton	Senior	0.75 match equivalent sessions	3.5 match equivalent sessions
Rugby league pitches			
Congleton	Senior	No current supply or demand	No current supply or demand
Cricket pitches			
Congleton	Senior	15 match equivalent sessions	15 match equivalent sessions

Sub area summary – remaining sports

Sport	Headline findings
Hockey	Supply is adequate to meet demand.
Tennis	Club demand is currently operating with significant spare capacity.
Netball	Supply is adequate to meet demand.
Bowls	None of the greens within Congleton are currently operating above capacity.
Archery	Supply is adequate to meet demand.
Golf	Supply is adequate to meet demand.
Athletics	Supply is adequate to meet demand.
Cycling	Supply is adequate to meet demand.
Other grass pitch sports	Supply is adequate to meet demand.

Priority recommendations

Sport	Headline findings
Football	◂ Protect provision. ◂ Improve quality to eradicate overplay (e.g. at St John's Road). ◂ Seek to provide security of tenure for clubs, enabling actual spare capacity (e.g. at Eaton Bank Academy). ◂ Utilise the actual spare capacity that exists via the transfer of demand from overplayed sites or via future demand (e.g. Back Lane).
3G pitches	◂ Protect provision. ◂ Ensure a sinking fund is in place for long-term sustainability (e.g. at Congleton High School). ◂ Provide ancillary provision where it is currently without (e.g. at Congleton High School and Eaton Bank Academy).

Sport	Headline findings
Rugby union	◂ Protect provision. ◂ Improve ancillary provision (e.g. at Back Lane).
Rugby league	◂ N/A
Hockey	◂ N/A
Cricket	◂ Protect provision. ◂ Improve ancillary provision (e.g. at Mossley Cricket Club). ◂ Seek to relieve overplay through greater utilisation of NTPs (e.g. at Congleton Sports & Social Club).
Other grass pitch sports	◂ N/A
Tennis	◂ Protect provision. ◂ Explore sports lighting potential to better cater for and to attract community demand (e.g. at Eaton Bank Academy). ◂ Improve ancillary provision (e.g. at Congleton Lawn Tennis Club).
Netball	◂ Protect provision. ◂ Improve quality and explore sports lighting potential to better cater for and to attract community demand (e.g. at Eaton Bank Academy).
Bowls	◂ Protect provision.
Archery	◂ N/A
Golf	◂ Protect provision.
Athletics	◂ N/A
Cycling	◂ N/A

CONGLETON – CENTRAL ANALYSIS AREA

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
11	6009947	Back Lane	CW12 4RB	Football	Council	Two adult and two youth 11v11 pitches, all of which are standard quality. The adult pitches offer 1.5 match equivalent sessions of actual spare capacity.	Utilise the actual spare capacity that exists via the transfer of demand from overplayed sites or via future demand for all pitch typologies.	FA, FF	Key Centre	M	M	L	Protect Enhance
				Rugby Union		One poor quality senior pitch that is without sports lighting. The site is serviced by poor quality provision.	Improve pitch quality and ancillary facility quality to better cater for demand.	RFU		M	S	M	
15	6009947	Black Firs County Primary	CW12 4QJ	Football	School	One standard quality mini 7v7 pitch that has spare capacity discounted due to unsecure tenure.	Seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	M	S	L	Protect Enhance Provide
				3G		One smaller size 3G pitch that is unavailable for community use and is without sports lighting.	Retain for curricular and extra-curricular demand.	School, FA, FF		L	L	L	
				Netball		One standard quality macadam court that is unavailable for community use and without lighting.	Retain for curricular and extra-curricular demand.	School, EN		L	L	L	
19	6016160	Booth Street Stadium (Congleton Town FC)	CW12 4BJ	Football	Sports Club	One good quality adult pitch. The site is home to Congleton Town FC (Step 5), Congleton Town FC Reserves (Regional feeder league) and Congleton Town Ladies (Tier 7).	Sustain quality. Ensure the site meets the minimum requirements to progress through the football pyramid.	Club, FA, FF	Local	M	L	L	Protect
24	30002877	Buglawton Primary School	CW12 2EL	Football	School	One standard quality youth 9v9 pitch that is available for community use. The pitch has spare capacity discounted due to tenure.	Seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	L	S	L	Protect
33	1208560	Congleton Sports & Social Club	CW12 4DG	Cricket	Sports Club	One good quality ten wicket grass square (six senior wickets, three junior wickets, and one NTP). The senior wickets are overplayed by eight match equivalent sessions per season, whilst the junior wickets are overplayed by seven match equivalent sessions per season. Congleton CC aspires to make refurbishments to its changing rooms and improvements to its grounds maintenance.	Alleviate overplay through transfer of some demand to a site with spare capacity and/or through greater utilisation of the NTP. Look to support the Club with its ancillary and square development plans.	Club, ECB, CCB	Local	M	S	M	Protect Enhance

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
				Bowls		One good quality bowling green.	Sustain quality.	Club, BCGBA		L	L	L	
34	1208560	Congleton High School	CW12 4NS	Football	School	Two adult, two youth 11v11, two youth 9v9, two mini 7v7 and two mini 5v5 pitches, all of which are standard quality. The adult pitches offer 0.5 match equivalent sessions of actual spare capacity.	Utilise the actual spare capacity that exists via the transfer of demand from overplayed sites or via future demand.	School, FA, FF	Key Centre	M	S	L	Protect Enhance Provide
				3G		One full size 3G pitch that is serviced by sports lighting. The pitch is assessed as standard quality having last been resurfaced in 2016 and aspirations exist for a separate clubhouse to be established at the School to service the provision.	Once the pitch reaches the end of its ten-year lifespan (2026), resurface the pitch to improve quality. Ensure a sinking fund is in place for long-term sustainability and ensure FA testing every three years so that the pitch can continue to be used for competitive matches. Also support plans to develop ancillary provision to service the pitch.	School, FA, FF		H	M	H	
				Cricket		One standalone NTP.	Retain for curricular and extra-curricular demand.	School, ECB, CCB		M	S	L	
				Tennis		Four standard quality macadam courts, three of which are serviced by sports lighting.	Explore options to improve quality to better accommodate and to attract more demand.	School, LTA		M	S	M	
				Netball		Three standard quality macadam courts. Two of the courts are overmarked on tennis courts and have sports lighting available.	Explore options to improve quality to better accommodate and to attract more demand.	School, EN		M	S	M	
43	1200863	Eaton Bank Academy	CW12 1NT	Football	School	Two youth 11v11, one mini 7v7 pitch and two mini 5v5 pitches, all of which are available for community use. The youth 11v11 pitches are standard quality and overplayed by five match equivalent sessions, the mini 7v7 pitch is played to capacity and the mini 5v5 pitches have spare capacity discounted due to poor pitch quality and unsecure tenure.	Improve quality to eradicate overplay and seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Key Centre	M	S	L	Protect Enhance Provide

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
				3G		One full size 3G pitch that is serviced by sports lighting. The pitch is assessed as good quality having been installed in 2020.	Ensure a sinking fund is in place for long-term sustainability and ensure FA testing every three years so that the pitch can continue to be used for competitive matches.	School, FA, FF		M	M	L	
				Tennis		Five poor quality macadam courts that are unavailable for community use and are without sports lighting.	Improve quality and explore sports lighting potential given quantity of courts provided and to enable community usage.	School, LTA		M	M	M	
				Netball		Three poor quality macadam courts that are over marked on the tennis courts.	Improve quality and explore sports lighting potential given quantity of courts provided and to enable community usage.	School, EN		M	M	M	
117	1040058	St John's Road	CW12 2AU	Football	Council	One poor quality youth 11v11 pitch that is overplayed by 0.5 match equivalent sessions.	Improve quality to eradicate overplay.	FA, FF	Local	M	S	L	Protect Enhance
157	N/A	Mossley Cricket Club	CW12 3BN	Cricket	Private	One standard quality 13-wicket grass square (12 senior wickets and one NTP). The wickets have spare capacity of 42 match equivalent sessions per season, but the site is serviced by poor quality ancillary facilities. Congleton CC aspires to install solar panels at the site.	Improve ancillary facility quality and ground and square improvement plans. Look to support the Club with its solar panel aspirations, subject to proposals meeting national planning policy requirements.	ECB, CCB	Local	M	S	M	Protect Enhance Provide
169	N/A	Astbury St Mary's CE Primary	CW12 4RG	Football	School	One standard quality mini 5v5 pitch that is unavailable for community use.	Explore community use options given local shortfalls.	School, FA, FF	Local	L	S	L	Protect
180	N/A	Daven Primary School	CW12 3AH	Football	School	One standard quality mini 7v7 pitch that has spare capacity discounted due to unsecure tenure.	Seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	L	S	L	Protect
188	N/A	Havannah Primary School	CW12 5DF	Football	School	One standard quality mini 5v5 pitch that is unavailable for community use.	Explore community use options given local shortfalls.	School, FA, FF	Local	L	S	L	Protect
198	N/A	Marlfields Primary School	CW12 4BT	Football	School	One standard quality mini 5v5 pitch that has spare capacity discounted due to unsecure tenure.	Seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	L	S	L	Protect
202	N/A	Mossley CE Primary	CW12 3JA	Football	School	One standard quality mini 7v7 pitch that is unavailable for community use.	Explore community use options given local shortfalls.	School, FA, FF	Local	L	S	L	Protect
220	N/A	St Mary's Primary School (Congleton)	CW12 1HT	Football	School	One standard quality mini 5v5 pitch that is unavailable for community use.	Explore community use options given local shortfalls.	School, FA, FF	Local	L	S	L	Protect

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
229	N/A	The Quinta Academy	CW12 4LX	Football	School	One standard quality mini 7v7 pitch that has spare capacity discounted due to unsecure tenure.	Seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	L	S	L	Protect
272	N/A	Congleton Lawn Tennis Club	CW12 1JR	Tennis	Sports Club	Six macadam courts (three sports-lit) and three artificial turf courts, all of which are good quality. The Club has plans for ancillary improvement.	Support the Club with its ancillary development plans.	Club, LTA	Local	L	M	M	Protect Enhance
303	N/A	The Railway Bowling Club	CW12 3JS	Bowls	Sports Club	One good quality green that is accompanied by standard quality ancillary provision.	Sustain quality.	Club, BCGBA	Local	L	L	L	Protect
345	N/A	Astbury Golf Club	CW12 4RE	Golf	Private	One 18-hole course that is a private membership course.	Sustain quality.	England Golf	Local	L	L	L	Protect
346	N/A	Congleton Golf Club	CW12 3LZ	Golf	Private	One 18-hole course that is a private membership course.	Sustain quality.	England Golf	Local	L	L	L	Protect

HOLMES CHAPEL – CENTRAL ANALYSIS AREA

Sub area summary – pitch sports

Sub area	Pitch/facility type	Current supply/ demand balance	Future supply/ demand balance
Football – grass pitches			
Holmes Chapel	Adult	0.5 match equivalent sessions	0.5 match equivalent sessions
Holmes Chapel	Youth 11v11	5 match equivalent session	5 match equivalent session
Holmes Chapel	Youth 9v9	At capacity	At capacity
Holmes Chapel	Mini 7v7	At capacity	At capacity
Holmes Chapel	Mini 5v5	At capacity	At capacity
Football – 3G pitches			
Holmes Chapel	Full size	At capacity	At capacity
Rugby union pitches			
Holmes Chapel	Senior	At capacity	At capacity
Rugby league pitches			
Holmes Chapel	Senior	No current supply or demand	No current supply or demand
Cricket pitches			
Holmes Chapel	Senior	4 match equivalent sessions	

Sub area summary – remaining sports

Sport	Headline findings
Hockey	Supply is adequate to meet demand.
Tennis	Club demand is currently operating at a balanced capacity.
Netball	Supply is adequate to meet demand.
Bowls	None of the greens within Congleton are currently operating above capacity.
Archery	Supply is adequate to meet demand.
Golf	Supply is adequate to meet demand.
Athletics	Supply is adequate to meet demand.
Cycling	Supply is adequate to meet demand.
Other grass pitch sports	Supply is adequate to meet demand.

Priority recommendations

Sport	Headline findings
Football	◂ Protect provision. ◂ Improve quality to eradicate overplay (e.g. at Holmes Chapel Cricket Club). ◂ Seek to provide security of tenure for clubs, enabling actual spare capacity (e.g. at Terra Nova School).
3G pitches	◂ Protect provision. ◂ Once the pitch at Holmes Chapel Leisure Centre reaches the end of its lifespan (ten years), look to resurface to improve quality and ensure a sinking fund is in place for long-term sustainability.
Rugby union	◂ Protect provision. ◂ Seek to provide security of tenure for clubs (e.g. at Holmes Chapel Community Centre).

Sport	Headline findings
Rugby league	◂ N/A
Hockey	◂ N/A
Cricket	◂ Protect provision. ◂ Seek to relieve overplay through installation of an NTP (e.g. at Holmes Chapel Cricket Club). ◂ Explore options to provide on-site practise facilities at Holmes Chapel Cricket Club.
Other grass pitch sports	◂ Protect provision.
Tennis	◂ Protect provision. ◂ Explore sports lighting potential to better cater for and to attract community demand (e.g. at Holmes Chapel Leisure Centre).
Netball	◂ Protect provision. ◂ Improve quality and explore sports lighting potential to better cater for and to attract community demand (e.g. at Holmes Chapel Leisure Centre).
Bowls	◂ Protect provision.
Archery	◂ N/A
Golf	◂ Protect provision.
Athletics	◂ N/A
Cycling	◂ N/A

HOLMES CHAPEL – CENTRAL ANALYSIS AREA

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
31	1000417	Club at Cranage Hall	CW4 8EW	Football	Commercial	A disused area that previously accommodated an adult football pitch.	Ensure any development meets national planning policy requirements.	FA, FF	Local	L	L	L	Protect Enhance
				Tennis		One poor quality macadam court that is unavailable for community use.	Improve quality to better accommodate demand.	LTA	Local	L	S	L	
				Bowls		One good quality green.	Sustain quality.	BCGBA		L	S	L	
36	1000417	Cranage Playing Fields	CW4 8FB	Football	Council	One standard quality youth 11v11 pitch and one poor quality youth 9v9 pitch that are played to capacity.	Improve quality to better accommodate demand.	FA, FF	Local	M	S	L	Protect Enhance
49	30002845	Goostrey Playing Fields	CW4 8NB	Football	Council	One standard quality youth 11v11 pitch.	Sustain quality to avoid future overplay.	FA, FF	Local	L	L	L	Protect Enhance
				Tennis		Three poor quality artificial turf courts with sports lighting.	Improve quality to better cater for and to attract community demand.	LTA		M	S	L	
55	30002515	Hermitage Primary School	CW4 7NP	Football	School	One standard quality youth 9v9 pitch that has spare capacity discounted due to unsecure tenure.	Seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	L	S	L	Protect
56	1006713	Holmes Chapel Community Centre	CW4 8AA	Rugby Union	Council	One poor quality senior pitch that is without permanent sports lighting. Holmes Chapel RUFC rents use of the pitch.	Improve quality to better accommodate demand and provide improved security of tenure for the Club via a longer term agreement.	RFU	Local	M	S	M	Protect Enhance
57	1039288	Holmes Chapel Cricket Club	CW4 7BE	Cricket	Sports Club	One good quality eight-wicket square overplayed by four match equivalent sessions. The site is without practice facilities. Holmes Chapel CC aspires to replace its sightscreens.	Alleviate overplay through installation of an NTP and explore options to provide practice facilities on site to better cater for demand. Look to support the Club with sightscreens.	Club, ECB, CCB	Local	M	S	M	Protect Enhance Provide
				Tennis		Three good quality macadam courts.	Sustain quality.	Club, LTA		L	L	L	
				Bowls		One good quality green.	Sustain quality.	Club, BCGBA		L	L	L	
58	1004943	Holmes Chapel Leisure Centre	CW4 7DZ	Football	School	One adult and one youth 11v11, both of which are standard and overplayed.	Improve quality to eradicate overplay.	School, FA, FF	Key Centre	M	S	M	Protect Enhance Provide
				3G		One full size 3G pitch that is serviced by sports lighting. The pitch is assessed as standard quality having been installed in 2015. Reportedly being block booked even if usage is not required.	Once it reaches the end of its lifespan (2025), re-surface to improve and ensure a sinking fund is in place for long-term sustainability. Also ensure FA testing every three years so that it remains suitable for matches. Ensure all bookings are being utilised.	School, FA, FF		H	M	M	

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
				Rugby Union		One poor quality senior pitch that is unavailable for community use and without sports lighting.	Improve quality to better cater for curricular and extra-curricular demand.	School, RFU		M	S	L	
				Rounders		Three rounders diamonds.	Retain for continued curricular and extra-curricular demand.	School, RE		L	L	L	
				Tennis		Five standard quality macadam courts that are without sports lighting.	Improve quality and explore sports lighting potential to better cater for and to attract community demand.	School, LTA		M	S	M	
				Netball		Three standard quality macadam courts that are overmarked on the tennis courts.	Improve quality and explore sports lighting potential to better cater for and to attract community demand.	School, EN		M	S	M	
59	30002968	Holmes Chapel Primary School	CW4 7EB	Football	School	One youth 11v11 and one youth 9v9 pitch, both of which are standard quality and have spare capacity discounted due to unsecure tenure.	Seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	L	S	L	Protect
122	30002888	Terra Nova School	CW4 8BT	Football	School	One youth 11v11, one youth 9v9 and two mini 7v7 pitches, all of which are standard quality and have spare capacity discounted due to unsecure tenure.	Seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	M	S	L	Protect Enhance
				Hockey		One smaller size sand-based pitch that is unavailable for community use despite being equipped with sports lighting.	Explore community use options given the presence of sports lighting.	School, EH, FF, FA		M	S	L	
				Tennis		Three standard quality macadam courts that are unavailable for community use, with two serviced by sports lighting. A planning application has been submitted that would result in the loss of two courts for the erection of a sports hall and associated drainage and servicing, sub-station, car parking and hard and soft landscaping.	Ensure any development proposals adhere to national planning policy requirements and that tennis activity is not adversely affected.	School, LTA		M	S	L	

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
				Netball		Three standard quality macadam courts that are overmarked on the tennis courts. A planning application has been submitted that would result in the loss of two courts for the erection of a sports hall and associated drainage and servicing, sub-station, car parking and hard and soft landscaping.	Ensure any development proposals adhere to national planning policy requirements and that netball activity is not adversely affected.	School, EN		M	S	L	
340	N/A	Swettenham Club	CW12 2LA	Bowls	-	One standard quality green that is accompanied by good quality ancillary provision.	Improve quality to better accommodate demand.	BCGBA	Local	L	S	L	Protect Enhance
363	N/A	Woodside Park Golf Club	CW4 8HJ	Golf	Proprietary	One nine-hole Par 3 course, accompanied by a 30-bay driving range; offering pay and play provision.	Sustain quality.	England Golf	Local	L	L	L	Protect

MIDDLEWICH – CENTRAL ANALYSIS AREA

Sub area summary – pitch sports

Sub area	Pitch/facility type	Current supply/ demand balance	Future supply/ demand balance
Football – grass pitches			
Middlewich	Adult	0.5 match equivalent sessions	0.5 match equivalent sessions
Middlewich	Youth 11v11	0.5 match equivalent sessions	0.5 match equivalent sessions
Middlewich	Youth 9v9	At capacity	At capacity
Middlewich	Mini 7v7	At capacity	At capacity
Middlewich	Mini 5v5	At capacity	At capacity
Football – 3G pitches			
Middlewich	Full size	At capacity	At capacity
Rugby union pitches			
Middlewich	Senior	At capacity	At capacity
Rugby league pitches			
Middlewich	Senior	No current supply or demand	No current supply or demand
Cricket pitches			
Middlewich	Senior	At capacity	At capacity

Sub area summary – remaining sports

Sport	Headline findings
Hockey	Supply is adequate to meet demand.
Tennis	Club demand is currently operating at a balanced capacity.
Netball	Supply is adequate to meet demand.
Bowls	None of the greens within Middlewich are currently operating above capacity.
Archery	Supply is adequate to meet demand.
Golf	Supply is adequate to meet demand.
Athletics	Supply is adequate to meet demand.
Cycling	Supply is adequate to meet demand.
Other grass pitch sports	Supply is adequate to meet demand.

Priority recommendations

Sport	Headline findings
Football	◂ Protect provision. ◂ Improve quality to eradicate overplay (e.g. at Middlewich Town Football Club). ◂ Improve ancillary provision (e.g. at Middlewich Town Football Club and Sutton Lane).
3G pitches	◂ Protect provision. ◂ Resurface the pitches at Middlewich High School and Middlewich Town Football Club to improve quality and ensure a sinking fund is in place for long-term sustainability.
Rugby union	◂ N/A
Rugby league	◂ N/A

Sport	Headline findings
Hockey	◂ N/A
Cricket	◂ Protect provision. ◂ Support Middlewich CC's plans for ancillary provision improvement (e.g. clubhouse redevelopment).
Other grass pitch sports	◂ N/A
Tennis	◂ Protect provision. ◂ Explore sports lighting potential to better cater for and to attract community demand (e.g. at Middlewich High School).
Netball	◂ N/A
Bowls	◂ Protect provision.
Archery	◂ N/A
Golf	◂ N/A
Athletics	◂ N/A
Cycling	◂ N/A

MIDDLEWICH – CENTRAL ANALYSIS AREA

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
82	30002744	Middlewich Cricket Club	CW10 9EZ	Cricket	Sports Club	One good quality 18-wicket grass square (13 senior wickets and five junior wickets). Site has poor quality ancillary facilities; however, clubhouse development plans are being developed as well as aspirations for additional grounds maintenance equipment.	Support plans to improve ancillary provision and additional maintenance equipment. Support plans to redevelop the clubhouse.	Club, ECB, CCB	Local	M	M	M	Protect Enhance Provide
83	1004950	Middlewich High School (Leisure Centre)	CW10 9BU	3G	School	One full size 3G pitch that is available for community use and serviced with sports lighting. The pitch is assessed as standard quality having last been resurfaced in 2012.	Resurface pitch to improve quality and ensure a sinking fund is in place for long-term sustainability. Also ensure FA testing every three years so that it remains suitable for competitive matches.	School, FA, FF	Key Centre	H	M	M	Protect Enhance Provide
				Tennis		Three poor quality macadam courts that are without sports lighting.	Improve quality and explore sports lighting potential to better cater for and to attract community demand.	School, LTA		M	S	M	
84	6021441	Middlewich Town Football Club	CW10 9DR	Football	Sports Club	One standard quality adult pitch that is overplayed by 0.5 match equivalent sessions. The site is home to Middlewich Town FC (Regional feeder league).	Improve quality to eradicate overplay. Ensure the site meets the minimum requirements to progress through the football pyramid.	Club, FA, FF	Local	M	S	L	Protect Enhance Provide
				3G		One smaller size 3G pitch that is serviced with sports lighting. The pitch is assessed as poor quality.	Resurface pitch to improve quality and ensure a sinking fund is in place for long-term sustainability.	Club, FA, FF		M	S	M	
121	6021441	Sutton Lane	CW10 0RE	Football	Council	Three standard quality youth 11v11 pitches and one poor quality youth 9v9 pitch. The site is serviced by poor quality ancillary provision.	Improve pitch and ancillary facility quality to better cater for and to attract more demand.	FA, FF	Key Centre	M	S	M	Protect Enhance
179	N/A	Cledford Primary School	CW10 0DD	Football	School	One poor quality mini 7v7 pitch that has spare capacity discounted due to unsecure tenure and poor pitch quality.	Improve quality and seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	L	S	L	Protect Enhance

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
199	N/A	Middlewich Primary School	CW10 9BS	Football	School	One youth 11v11 and two youth 9v9 pitches, all of which are standard quality. The youth 11v11 pitch is overplayed by 0.5 match equivalent sessions, whilst the youth 11v11 pitch has spare capacity discounted due to unsecure tenure.	Improve quality to eradicate overplay and seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	M	S	L	Protect Enhance
294	N/A	The Royal British Legion Bowling Green	CW10 9AS	Bowls	Private	One standard quality green that is accompanied by good quality ancillary provision.	Improve quality of the green to better accommodate demand.	BCGBA	Local	L	S	L	Protect Enhance
314	N/A	Brooks Lane Bowling Green	CW10 0JG	Bowls	Private	One good quality green that is accompanied by poor quality ancillary provision.	Look to improve ancillary facilities.	BCGBA	Local	M	M	M	Protect Enhance

SANDBACH – CENTRAL ANALYSIS AREA

Sub area summary – pitch sports

Sub area	Pitch/facility type	Current supply/ demand balance	Future supply/ demand balance
Football – grass pitches			
Sandbach	Adult	0.5 match equivalent sessions	0.5 match equivalent sessions
Sandbach	Youth 11v11	At capacity	At capacity
Sandbach	Youth 9v9	At capacity	At capacity
Sandbach	Mini 7v7	At capacity	At capacity
Sandbach	Mini 5v5	At capacity	At capacity
Football – 3G pitches			
Sandbach	Full size	0.75 pitches	0.75 pitches
Rugby union pitches			
Sandbach	Senior	2.5 match equivalent sessions	4 match equivalent sessions
Rugby league pitches			
Sandbach	Senior	No current supply or demand	No current supply or demand
Cricket pitches			
Sandbach	Senior	22 match equivalent sessions	62 match equivalent sessions

Sub area summary – remaining sports

Sport	Headline findings
Hockey	Supply is adequate to meet demand.
Tennis	Club demand is currently operating with a significant shortfall.
Netball	Supply is adequate to meet demand.
Bowls	Two of the greens within Sandbach are currently operating above capacity.
Archery	Supply is adequate to meet demand.
Golf	Supply is adequate to meet demand.
Athletics	Supply is adequate to meet demand.
Cycling	Supply is adequate to meet demand.
Other grass pitch sports	Supply is adequate to meet demand.

Priority recommendations

Sport	Headline findings
Football	◂ Protect provision. ◂ Alleviate overplay via the transfer of demand to a site with spare capacity (e.g. at Sandbach Community Football Centre). ◂ Explore opportunities to bring lost provision back into use given local shortfalls, whilst as a minimum retaining such sites as strategic reserves (Wheelock Playing Field).
3G pitches	◂ Protect provision. ◂ Resurface the pitch at Sandbach Community Football Centre to improve quality and ensure a sinking fund is in place for long-term sustainability. ◂ Consider the aspirations of Sandbach United FC for a second full size 3G pitch to be established given area shortfalls.

Sport	Headline findings
Rugby union	◂ Protect provision. ◂ Alleviate overplay at Sandbach Rugby Club through maximising quality and via dispersing demand across pitches at the site and explore sports lighting potential at the aforementioned site. ◂ Provide ancillary provision for sites currently without (e.g. at Congleton Park (Hankinson's Field).
Rugby league	◂ N/A
Hockey	◂ Protect provision. ◂ Explore options to improve quality at Sandbach High School & Sixth Form College to and ensure a sinking fund is in place for long-term sustainability. ◂ Improve ancillary provision (e.g. at Sandbach High School & Sixth Form College). ◂ Provide ancillary provision (e.g. at Sandbach School). ◂ Seek to improve security of tenure for clubs (e.g. at Sandbach High School).
Cricket	◂ Protect provision. ◂ Alleviate overplay through transfer of some demand to a site with spare capacity and/or via greater utilisation of the NTP (e.g. at Elworth Cricket Club). ◂ Utilise spare capacity via transfer of demand from overplayed sites or via future demand (e.g. at Sandbach Cricket Club). ◂ Look to provide security of tenure at Sandbach School for club-users. ◂ Support clubs with ancillary development plans (e.g. Elworth changing rooms).
Other grass pitch sports	◂ N/A
Tennis	◂ Protect provision. ◂ Explore sports lighting potential to better cater for and to attract community demand (e.g. at Sandbach Park (top green)).
Netball	◂ Protect provision.
Bowls	◂ Protect provision. ◂ Monitor usage levels at clubs operating below capacity to ensure that greens are not experiencing capacity pressures.
Archery	◂ N/A
Golf	◂ Protect provision.
Athletics	◂ N/A
Cycling	◂ N/A

SANDBACH – CENTRAL ANALYSIS AREA

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
21	1042154	Sandbach Rugby Club	CW11 1GH	Rugby Union	Council	Five good quality senior pitches that are available for community use, two of which are serviced by sports lighting. One of the sports lit pitches is overplayed by two match equivalent sessions.	Alleviate overplay through maximising quality and via dispersing demand across pitches at the site. The latter may necessitate a need for increased sports lit provision.	RFU	Key Centre	M	M	M	Protect Enhance
28	N/A	Congleton Park (Hankinson's Field)	CW12 1JG	Rugby Union	Council	One poor quality senior pitch that is without sports lighting. The pitch is overplayed by 0.75 match equivalent sessions and the site is without ancillary facilities.	Improve pitch quality and provide an ancillary facility quality to better cater for demand.	RFU	Local	M	S	H	Protect Enhance Provide
				Cycling		Identified as a potential location for the creation of a formal facility (e.g., skate park).	Further explore suitability, subject to meeting national planning policy requirements.	British Cycling		M	S	L	
45	1039287	Elworth Cricket Club	CW11 3BF	Cricket	Commercial	One good quality 14-wicket grass square and an NTP that is overplayed by 12 match equivalent sessions per season. Also, one good quality four wicket grass junior square that is overplayed by ten match equivalent sessions per season. Elworth CC aspires to make refurbishments to its clubhouse and changing rooms.	Alleviate overplay through transfer of some demand to a site with spare capacity and/or via greater utilisation of the NTP. Look to support the Club with its ancillary development plans.	ECB, CCB	Local	M	S	M	Protect Enhance
47	6009919	Forge Fields	CW11 3RD	Football	Council	One poor quality youth 11v11 pitch that is played to capacity.	Improve quality to better accommodate demand.	FA, FF	Local	M	S	L	Protect Enhance
96	6010737	Offley Primary School	CW11 1GY	Football	School	One standard quality mini 7v7 pitch that is unavailable for community use.	Explore community use options given local shortfalls.	School, FA, FF	Local	L	S	L	Protect
107	1042075	Sandbach Community Football Centre	CW11 3LZ	Football	Council	Two adult, five youth 11v11 and two youth 9v9 pitches, all of which are good quality. The two adult pitches are overplayed by 0.5 match equivalent sessions. The site is home to Sandbach United FC (Tier 6) and Sandbach United Ladies (Tier 8).	Alleviate overplay via the transfer of demand to a site with spare capacity or to the 3G pitch (if capacity exists). Ensure the site meets the minimum requirements to progress through the football pyramid.	FA, FF	Hub	M	S	L	Protect Enhance Provide

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
				3G		One full size 3G pitch that is serviced by sports lighting. The pitch is assessed as standard quality having not been resurfaced since 2011. The Club has aspirations to develop a second full size 3G pitch at its home ground.	Resurface pitch to improve quality and ensure a sinking fund is in place for long-term sustainability. Also ensure FA testing three years so that the pitch can continue to be used for competitive matches. Explore feasibility of developing a second full size 3G pitch on site, although resurfacing of the existing 3G pitch must be prioritised and delivered first.	FA, FF		H	S	M-H	
108	1040074	Sandbach Cricket Club	CW11 3LZ	Cricket	Sports Club	One good quality 17-wicket grass square (12 senior wickets and five junior wickets). The senior wickets have spare capacity of 30 match equivalent sessions per season, with availability for increased Sunday cricket, whereas the junior wickets also have spare capacity of two match equivalent sessions per season. Sandbach CC aspires to make refurbishments to its scorebox and car park.	Utilise spare capacity via transfer of demand from overplayed sites or via future demand. Look to support the Club with its ancillary development plans, subject to meeting national planning policy requirements.	Club, ECB, CCB	Local	M	M	M	Protect Enhance
109	1200857	Sandbach High School & Sixth Form College	CW11 3NT	Football	School	One standard quality youth 11v11 pitch that is available for community use.	Seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Key Centre	M	S	L	Protect Enhance
				Hockey		One full size sand-based pitch that is available for community use but is without sports lighting. Sandbach HC rents use of the pitch. It is assessed as poor quality, having not been resurfaced since 2004 and is serviced by poor quality ancillary provision.	Explore options to improve quality and ensure a sinking fund is in place for long-term sustainability. Also improve ancillary facilities and seek to provide improved security of tenure via establishing a community use agreement.	School, EH		H	S	M	
				Tennis		Three standard quality macadam courts that are unavailable for community use and are without sports lighting.	Retain for continued curricular and extra-curricular demand.	School, LTA		L	L	L	
				Netball		Three standard quality macadam courts that are overmarked on the tennis courts.	Retain for continued curricular and extra-curricular demand.	School, EN		L	L	L	

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
110	1200738	Sandbach School	CW11 3NS	Football	School	One adult, three youth 11v11 and two mini 7v7 pitches, all of which are poor quality and unavailable for community use.	Improve quality and then explore community use options given local shortfalls.	School, FA, FF	Key Centre	M	S	M	Protect Enhance
				Rugby Union		One standard quality senior pitch that is unavailable for community use.	Retain for curricular and extra-curricular demand.	School, RFU		L	S	L	
				Hockey		One full size sand-based pitch that is available for community use and is serviced by sports lighting. Sandbach HC rents use of the pitch. It is assessed as good quality having been resurfaced in 2020 but is serviced by poor quality ancillary provision.	Seek to provide security of tenure for Sandbach HC through a longer-term agreement with the School and explore options to provide improved ancillary provision. Also ensure a sinking fund is in place for long-term sustainability.	School, EH		M	M	L	
				Cricket		One standard quality 12-wicket square that is available for community use and used by Haslington CC. Spare capacity of 36 match equivalent sessions.	Improve quality and look to provide security of tenure to club-users.	School, ECB, CCB		M	S	L	
137	6009808	Wheelock Playing Field	CW11 4RD	Football (disused)	Council	Site previously accommodated one adult pitch, last provided in 2016.	Explore opportunities to bring the provision back into use given local shortfalls, whilst as a minimum retaining the site as strategic reserve.	FA, FF	Local	L	L	L	Protect Provide
174	N/A	Brereton Primary School	CW11 1RN	Football	School	One standard quality mini 5v5 pitch that has spare capacity discounted due to unsecure tenure.	Seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	L	S	L	Protect
183	N/A	Elworth Hall Primary School	CW11 1TE	Football (disused)	School	Site previously accommodated one mini 7v7 pitch.	Explore opportunities to bring the provision back into use given local shortfalls, whilst as a minimum retaining the playing field as strategic reserve for all relevant sports.	School, FA, FF	Local	L	L	L	Protect Provide
184	N/A	Elworth Primary School	CW11 3FY	Football	School	One standard quality mini 5v5 pitch that is unavailable for community use.	Explore community use options given local shortfalls.	School, FA, FF	Local	L	S	L	Protect
209	N/A	Sandbach Community Primary School	CW11 4NS	Football	School	One standard quality mini 5v5 pitch that is unavailable for community use.	Explore community use options given local shortfalls.	School, FA, FF	Local	L	S	L	Protect
219	N/A	St John's Primary School	CW11 2LE	Football	School	One standard quality mini 7v7 pitch that is unavailable for community use.	Explore community use options given local shortfalls.	School, FA, FF	Local	L	S	L	Protect
236	N/A	Wheelock Primary School	CW11 4PY	Football	School	One standard quality mini 5v5 pitch that is unavailable for community use.	Explore community use options given local shortfalls.	School, FA, FF	Local	L	S	L	Protect

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
265	N/A	Hassall Road	CW11 4HN	Football (disused)	Council	Site previously accommodated one youth 11v11 pitch which is no longer marked out.	Explore opportunities to bring the provision back into use given local shortfalls, whilst as a minimum retaining the site as strategic reserve for all relevant sports..	FA, FF	Local	L	L	L	Protect Provide
284 a	N/A	Sandbach Park (top green)	CW11 1FJ	Tennis	Council	One good quality macadam court that is without sports lighting.	Sustain quality and explore sports lighting potential to better accommodate recreational demand.	LTA	Local	M	S	L	Protect Enhance
				Bowls		One good quality green that is accompanied by standard quality ancillary provision. The green is operating above capacity by eight members.	Continue to monitor usage levels to ensure that the green is not experiencing capacity pressures.	BCGBA	Local	M	S	L	Protect
284 b	N/A	Sandbach Park (bottom green)	CW11 1FJ	Bowls	Council	One good quality green that is accompanied by standard quality ancillary provision. The green is operating above capacity by 12 members.	Continue to monitor usage levels to ensure that the green is not experiencing capacity pressures.	BCGBA	Local	M	S	L	Protect
337	N/A	Limes Bowling Green	CW11 1DA	Bowls	-	One good quality green that is currently with ancillary provision due to a recent fire at the site. Limes BC are currently playing at Sandbach Park due to this.	Ensure that the facilities are adequate enough to cater for Limes BC to return to play at the site.	BCGBA	Local	M	S	M	Protect Enhance
350	N/A	Elton Driving Range	CW11 3TT	Golf	Proprietary	One dedicated 16-bay driving range, equipped with sports lighting and offering pay and play provision.	Retain for continued community use.	England Golf	Local	L	L	L	Protect
358	N/A	Sandbach Golf Club	CW11 1FH	Golf	Private	One nine-hole course.	Sustain quality.	England Golf	Local	L	L	L	Protect

CREWE – CENTRAL ANALYSIS AREA

Sub area summary – pitch sports

Sub area	Pitch/facility type	Current supply/ demand balance	Future supply/ demand balance
Football – grass pitches			
Crewe	Adult	3 match equivalent sessions	3 match equivalent sessions
Crewe	Youth 11v11	5.5 match equivalent sessions	6 match equivalent sessions
Crewe	Youth 9v9	3 match equivalent sessions	3 match equivalent sessions
Crewe	Mini 7v7	At capacity	At capacity
Crewe	Mini 5v5	At capacity	At capacity
Football – 3G pitches			
Crewe	Full size	2 pitches	2 pitches
Rugby union pitches			
Crewe	Senior	1 match equivalent session	1 match equivalent session
Rugby league pitches			
Crewe	Senior	No current supply or demand	No current supply or demand
Cricket pitches			
Crewe	Senior	12 match equivalent sessions	16 match equivalent sessions

Sub area summary – remaining sports

Sport	Headline findings
Hockey	Supply is adequate to meet demand.
Tennis	Club demand is currently operating with significant spare capacity.
Netball	Supply is adequate to meet demand.
Bowls	One of the greens within Crewe is currently operating above capacity.
Archery	Supply is adequate to meet demand.
Golf	Supply is adequate to meet demand.
Athletics	Supply is adequate to meet demand.
Cycling	Supply is adequate to meet demand.
Other grass pitch sports	Supply is adequate to meet demand.

Priority recommendations

Sport	Headline findings
Football	◂ Protect provision. ◂ Improve pitch quality to reduce/alleviate overplay at sites (e.g. at The Peacock Sports Ground). ◂ Seek to provide security of tenure for clubs, enabling actual spare capacity (e.g. at Legends Health & Leisure Centre). ◂ Explore opportunities to bring lost provision back into use given local shortfalls, whilst as a minimum retaining playing field land (e.g. at Weston Village Primary School).

Sport	Headline findings
	◂ Consider Sir William Stanier School as a potential site for the development of a full size 3G pitch given plans in place and the area shortfall that exists. ◂ Utilise the actual spare capacity that exists via the transfer of demand from overplayed sites or via future demand (e.g. at Ruskin Community High School).
3G pitches	◂ Protect provision. ◂ Ensure sinking funds are in place for long-term sustainability (e.g. at Alexandra Soccer Centre). ◂ Resurface pitch to improve quality (e.g. at Apollo Buckingham Health Sciences Campus). ◂ Support 3G aspirations to meet area shortfalls (e.g. at King George V Playing Fields).
Rugby union	◂ Protect provision.
Rugby league	◂ N/A
Hockey	◂ Protect provision. ◂ Explore options to improve quality at South Cheshire College. ◂ Resurface pitch at Shavington Leisure Centre to improve quality and consider as a resolution to capacity issues faced by Crewe Vagrants HC. ◂ Should capacity issues be resolved without the need for access to either site, consider surface requirements given 3G pitch shortfalls, subject to agreement from EH. ◂ Ensure a sinking funds are in place for long-term sustainability.
Cricket	◂ Protect provision. ◂ Utilise actual spare capacity via transfer of demand from overplayed sites or via future demand (e.g. at Weston Cricket Club). ◂ Support Haslington CC in its plans for changing room refurbishment and drainage improvements. ◂ Support Wistaston CC in its plans for a new net facility. ◂ Explore opportunities to bring the lost provision back into use, whilst as a minimum retaining the site as strategic reserve (e.g. at Cumberland Arena (razzer)).
Other grass pitch sports	◂ Protect provision.
Tennis	◂ Protect provision. ◂ Improve quality (e.g. at Eric Swan Sports Ground). ◂ Explore sports lighting potential to better cater for and to attract community demand (e.g. at Legends Health & Leisure Centre). ◂ Look to provide ancillary provision where it is currently without (e.g.at High Town Tennis Club).
Netball	◂ Protect provision.
Bowls	◂ Protect provision. ◂ Further explore strategic need for the green at Legends Health & Leisure Centre given lack of demand and consider if provision could be repurposed for other sporting or open space requirements. ◂ Monitor usage levels to ensure that greens are not experiencing capacity pressures (e.g. at Sydney Post Office Club).
Archery	◂ N/A
Golf	◂ Protect provision.
Athletics	◂ Protect provision. ◂ Resurface track at Cumberland Arena imminently to improve quality and then seek TrackMark accreditation. ◂ Look to improve throwing facilities at Cumberland Arena.
Cycling	◂ Protect provision.

CREWE – SOUTH ANALYSIS AREA

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
3	1103330	Alexandra Soccer Centre	CW2 5AF	3G	Commercial/ Sports club	One full size 3G pitch that is serviced by sports lighting and a smaller sized pitch also with sports lighting. Assessed as good quality having been recently resurfaced in 2022.	Ensure a sinking fund is in place for long-term sustainability and ensure FA testing every three years so that it can continue to be used for competitive matches.	Club, FA, FF	Key Centre	M	L	L	Protect
14	6005247	Beechwood Primary School	CW1 2PH	Football	School	One poor quality mini 5v5 pitch that has spare capacity discounted due to unsecure tenure and poor pitch quality.	Improve quality and seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	L	S	L	Protect Enhance
39	1011522	Cumberland Arena	CW1 2BD	Football	Everybody Health & Leisure	One good quality adult pitch that offers one match equivalent session of actual spare capacity. The site is home to Crewe Alexandra Ladies FC (Tier 5) and Crewe FC (Regional feeder league).	Sustain quality. Ensure the site meets the minimum requirements to progress through the football pyramid.	Everybody Health & Leisure, FA, FF	Key Centre	M	L	L	Protect Provide
				3G		One full size 3G pitch that is serviced with sports lighting. The pitch is assessed as standard quality having been resurfaced in 2017.	Once the pitch reaches the end of its lifespan (2027), resurface the pitch to improve quality. Ensure a sinking fund is in place for long-term sustainability and ensure FA testing every three years so that it can continue to be used for competitive matches.	Everybody Health & Leisure, FA, FF		M	M	L	
				Athletics		One standard quality synthetic six lane track that was built in 2009. The site's throwing facilities are not currently TrackMark compliant.	Improve throwing cage imminently and then seek TrackMark accreditation. Also, look to improve the track at the site in the near future.	Everybody Health & Leisure, EA		H	M	H	
51	1208635	Haslington Cricket Club	CW1 5SE	Cricket	Commercial	One good quality 14-wicket grass square and an NTP. Haslington CC has plans to refurbish the changing rooms and improve its outfield's drainage.	Sustain quality and support Haslington CC in its plans for changing room refurbishment and improvements to its drainage.	ECB, CCB	Local	M	S	M	Protect Enhance
				Bowls		One good quality bowling green.	Sustain quality.	BCGBA		L	L	L	
52	1041729	Haslington Playing Fields	CW1 5SE	Football	Council	One adult pitch that has spare capacity discounted due to poor pitch quality.	Improve quality to establish actual spare capacity and consider conversion to youth 11v11 football given demand received.	FA, FF	Local	M	S	L	Protect Enhance

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60	30002473	Hungerford Primary School	CW1 5HA	Football	School	One poor quality mini 7v7 pitch that has spare capacity discounted due to unsecure tenure and poor pitch quality.	Improve quality and seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	M	S	L	Protect Enhance
65	6007227	King George V Playing Fields	CW2 8TT	Football	Council	Three adult and three youth 9v9 pitches, all of which are poor quality and have spare capacity discounted due to poor pitch quality. Crewe FC has created plans to develop a full size 3G pitch as part of an asset transfer agreement on a piece of land at the site. Relating to this, the Council is progressing with a tender to select a football development partner for the site, with this to scheduled to be released in early 2024.	Secure a football development partner for this site and improve quality to establish actual spare capacity. Also support 3G pitch plans given area shortfalls, subject to meeting Sport England's Playing Fields Policy, and consider creation of youth 11v11 pitch provision given demand already received (one adult pitch could be converted).	FA, FF	Key Centre	H	S	H	Protect Enhance Provide
71	6007227	Legends Health & Leisure Centre	CW2 8WD	Football	Commercial	Two standard quality youth 11v11 pitches, both of which have spare capacity discounted due to unsecure tenure.	Look to provide security of tenure for clubs, enabling actual spare capacity.	FA, FF	Local	M	S	L	Protect
				Tennis		Four poor quality macadam courts that are without sports lighting.	Improve quality and explore sports lighting potential to better cater for and to attract community demand.	LTA		L	M	L	Protect Enhance
				Bowls		Two standard quality bowling greens without an affiliated club.	Further explore strategic need for the greens given lack of demand and consider if provision could be repurposed for other sporting or open space requirements.	BCGBA		L	M	L	
76	1200756	Apollo Buckingham Health Sciences Campus	CW1 5DU	3G	University	One smaller size 3G pitch that is available for community use and serviced by sports lighting. The pitch is assessed as poor quality having exceeded its recommended lifespan.	Resurface pitch to improve quality and ensure a sinking fund is in place for long-term sustainability.	University FA, FF	Local	M	S	L	Protect Enhance Provide
106	1201163	Ruskin Community High School	CW2 7JT	Football	School	One adult and two youth 11v11 pitches, all of which are standard quality. The adult pitch offers one match equivalent session of actual spare capacity.	Utilise the actual spare capacity that exists via the transfer of demand from overplayed sites or via future demand for all pitch typologies.	School, FA, FF	Local	M	S	L	Protect

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
				Hockey		One smaller size sand-based that is available for community use and serviced with sports lighting.	Retain for continued recreational use and consider surface requirements when due for renewal given that all community usage is football related (including training activity). This is subject to a conversion meeting Sport England's Playing Fields Policy.	School, FA, FF		M	M	L	
				Cricket		One standalone NTP that is unavailable for community use.	Retain for curricular and extra-curricular demand.	School, ECB, CCB		L	S	L	
111	1041822	Shavington Academy	CW2 5DH	Football	School	Two adult, one youth 11v11 and one mini 7v7 pitch, all of which are standard quality. The adult pitches offer two match equivalent sessions of actual spare capacity.	Utilise the actual spare capacity that exists via the transfer of demand from overplayed sites or via future demand.	School, FA, FF	Local	L	S	L	Protect
				Cricket		One standalone NTP that is unavailable for community use.	Retain for curricular and extra-curricular demand	School, ECB, CCB		L	S	L	
				Tennis		Four standard quality macadam courts with sports lighting and available for community use.	Sustain quality and explore opportunities to maximise community demand.	School, LTA		L	S	L	
				Netball		Three standard quality macadam courts that are overmarked on the tennis courts. Sports-lit and available for community use.	Sustain quality and explore opportunities to maximise community demand.	School, EN		L	S	L	
112	1004962	Shavington Leisure Centre	CW2 5DJ	Hockey	School	One full size sand-based pitch that is available for community use and serviced with sports lighting. The pitch is assessed as poor quality having not been resurfaced since 2004. It is currently unused for hockey provision.	Resurface pitch to improve quality and ensure a sinking fund is in place for long-term sustainability. As part of this, consider it as a resolution to the capacity issues faced by Crewe Vagrants HC, or if this can be dealt with elsewhere, consider potential 3G conversion, subject to agreement from EH and it meeting Sport England's Playing Fields Policy.	School, EH	Local	H	S	H	Protect Provide

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
113	1004935	Sir William Stanier School	CW1 4EB	Football	School	One adult and three youth 11v11 pitches, all of which are poor quality and have spare capacity discounted due to unsecure tenure and poor pitch quality.	Improve quality and seek to provide security of tenure to club users via establishing a community use agreement. Explore feasibility to develop a 3G pitch at this site to reduce shortfalls in Crewe, subject to meeting national planning policy requirements.	School, FA, FF	Local	M	S	M	Protect Enhance
				Rugby Union		One poor quality senior pitch that is unavailable for community use.	Retain for curricular and extra-curricular demand.	School, RFU		L	L	L	
				Hockey		One smaller size sand-based pitch that is available for community use and serviced with sports lighting.	Retain for continued recreational use and consider surface requirements when due for renewal given that all community usage is football.	School, FF, FA		L	M	L	
				Rounders		Four rounders diamonds.	Retain for curricular and extra-curricular demand	School, RE		L	L	L	
				Tennis		Three standard quality macadam courts that are without sports lighting.	Retain for curricular and extra-curricular demand	School, LTA		L	L	L	
				Netball		Three standard quality courts that are overmarked on the tennis courts	Retain for curricular and extra-curricular demand	School, EN		L	L	L	
114	1200693	Cheshire College South & West	CW2 8AB	Football	School	One good quality adult pitch that has spare capacity discounted due to unsecure tenure.	Seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	M	S	L	Protect Provide
				Hockey		One full size sand-based pitch that is available for community use but without sports lighting. The pitch is assessed as poor quality having been resurfaced in 2011. It is unused for hockey provision.	Resurface pitch to improve quality and ensure a sinking fund is in place for long-term sustainability. Consider requirements against lack of hockey demand and 3G pitch shortfalls, especially if sports lighting could be provided, subject to meeting Sport England's Playing Fields Policy.	School, EH, FA, FF		H	S	H	
119	1200761	St Thomas More Catholic High School	CW2 8AE	Football	School	One adult and one youth 11v11 pitch, both of which are standard quality. The adult pitch has spare capacity discounted due to unsecure tenure, whilst the youth 11v11 pitch offers no community use.	Seek to provide security of tenure to club users and explore enabling community use on the unavailable pitch as part of this.	School, FA, FF	Local	M	S	L	Protect Enhance

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
				Rugby Union		One standard quality senior pitch that is unavailable for community use and without sports lighting.	Retain for curricular and extra-curricular demand	School, RFU		L	L	L	
				Cricket		One standalone NTP that is unavailable for community use.	Retain for curricular and extra-curricular demand	School, ECB, CCB		L	L	L	
				Tennis		Four standard quality macadam courts that are unavailable for community use and without sports lighting	Retain for curricular and extra-curricular demand	School, LTA		L	L	L	
123	30004054	The Berkeley Academy	CW2 6RU	Football	School	One adult pitch that is unavailable for community use.	Explore community use options given local shortfalls.	School, FA, FF	Local	L	S	L	Protect
129	1200844	The Oaks Academy	CW2 7NQ	Football	School	One youth 11v11, two youth 9v9 and two mini 5v5 pitches, all of which are poor quality. Both the youth 11v11 and youth 9v9 pitches are played to capacity, whilst mini 5v5 pitches have spare capacity discounted due to unsecure tenure.	Improve quality and seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	M	S	L	Protect Enhance
				Hockey		One smaller size sand-based pitch that is available for community use but is without sports lighting.	Retain for curricular and extra-curricular demand	School, FA, FF		L	L	L	
				Cricket		One standalone NTP that is unavailable for community use.	Retain for curricular and extra-curricular demand	School, ECB, CCB		L	L	L	
130	30002984	The Peacock Sports Ground	CW5 6NE	Football	Council	Two standard quality youth 11v11 pitches that are overplayed by a combined total of 5.5 match equivalent sessions.	Improve quality to eradicate overplay.	FA, FF	Local	M	S	L	Protect Enhance

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
135	1041728	Weston Cricket Club	CW2 5NA	Cricket	Commercial	One good quality 17-wicket grass square (11 senior wickets, five junior wickets and an NTP). The senior wickets have spare capacity of 26 match equivalent sessions per season, whilst junior wickets have spare capacity of 25 match equivalent sessions per season. Weston CC aspires to make refurbishments to its changing rooms.	Utilise spare capacity via transfer of demand from sites with overplay or via future demand. Look to support the Club with its ancillary development plans.	ECB, CCB	Local	M	M	M	Protect Enhance
139	6007369	Willaston White Star Football Club	CW5 6PY	Football	Sports Club	Two standard quality youth 11v11 pitches that are currently played to capacity at peak time.	Sustain quality to ensure no future overplay.	Club, FA, FF	Local	L	L	L	Protect
144	6015986	Eric Swan Sports Ground	CW2 8EZ	Football	Council	One standard quality youth 11v11 pitch that is overplayed by 0.5 match equivalent sessions.	Improve quality to eradicate overplay.	FA, FF	Local	M	S	L	Protect Enhance
				Hockey		One smaller size sand-based pitch serviced by sports lighting.	Retain for continued recreational use.	EH		L	S	L	
				Cricket		One good quality ten-wicket grass square with spare capacity of nine match equivalent sessions per season. Wistaston Village CC aspires to replace its sightscreens and refurbish its scorebox and install a NTP net facility	Utilise spare capacity via transfer of demand from overplayed sites or via future demand. Look to support the Club with its ancillary development plans and new net facility.	ECB, CCB		M	S	M	
				Tennis		Two poor quality artificial turf courts with sports lighting.	Improve quality to better cater for and to attract community demand.	LTA		M	S	L	
				Netball		Two poor quality artificial turf courts with sports lighting.	Improve quality to better cater for and to attract community demand.	EN		M	S	L	
149	30003973	Wistaston Church Lane Primary School	CW2 8EZ	Football	School	One mini 7v7 and one mini 5v5 pitch, both of which are standard quality and unavailable for community use.	Explore community use options given local shortfalls.	School, FA, FF	Local	L	S	L	Protect
150	N/A	Crewe Alexandra Football Club	CW2 6EB	Football	Sports Club	One good quality adult stadia pitch that is unavailable for community use.	Retain for continued professional club use.	Club, FA, FF	Local	L	L	L	Protect

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187	N/A	Haslington Primary School	CW1 5SL	Football	School	One standard quality mini 5v5 pitch that has spare capacity discounted due to unsecure tenure.	Seek to provide security of tenure to club users.	School, FA, FF	Local	M	S	L	Protect
193	N/A	Leighton Academy	CW1 3PP	Football	School	An artificial area is provided with two mini 7v7 pitches marked out. However, this is not considered to be 3G, with no rubber crumb infill. No sports lighting is provided, and community use is not offered.	Further explore surface with the School to determine suitability for use.	School, FA, FF	Local	M	S	L	
196	N/A	Mablins Lane Community Primary School	CW1 3YR	Football	School	One standard quality mini 5v5 pitch that is unavailable for community use.	Explore community use options given local shortfalls.	School, FA, FF	Local	L	S	L	Protect Enhance
				Hockey		One smaller size sand-based pitch that is unavailable for community use and without sports lighting.	Retain for curricular and extra-curricular demand.	School, EH		L	S	L	
201	N/A	Monks Coppenhall Primary School	CW1 4LY	Football (disused)	School	Site previously accommodated one mini 7v7 pitch.	Explore opportunities to bring the provision back into use given local shortfalls, whilst as a minimum retaining the playing field as strategic reserve for all sports.	FA, FF	Local	L	L	L	Protect
205	N/A	Pebble Brook Primary School	CW2 6PL	3G	School	One smaller size 3G pitch that is unavailable for community use and without sports lighting.	Retain for curricular and extra-curricular demand.	School, FA, FF	Local	L	S	L	Protect Enhance Provide
211	N/A	Shavington Primary School	CW2 5BP	Football	School	One standard quality mini 7v7 pitch that has spare capacity discounted due to unsecure tenure.	Seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	L	S	L	Protect
221	N/A	St Mary's Primary School (Crewe)	CW2 8AD	Football	School	One standard quality mini 7v7 pitch that is unavailable for community use.	Explore community use options given local shortfalls.	School, FA, FF	Local	L	S	L	Protect
223	N/A	St Michael's Community Academy	CW1 3SL	Football (disused)	School	Site previously accommodated one mini 7v7 pitch.	Explore opportunities to bring the provision back into use given local shortfalls, whilst as a minimum retaining the playing field as strategic reserve for all sports..	FA, FF	Local	L	L	L	Protect

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228	N/A	The Dingle Primary	CW1 5SD	Football (disused)	School	Site previously accommodated one mini 7v7 pitch.	Explore opportunities to bring the provision back into use given local shortfalls, whilst as a minimum retaining the playing field as strategic reserve for all sports..	FA, FF	Local	L	L	L	Protect
235	N/A	Weston Village Primary School	CW2 5LZ	Football (disused)	School	Site previously accommodated one mini 7v7 pitch.	Explore opportunities to bring the provision back into use given local shortfalls, whilst as a minimum retaining the playing field as strategic reserve for all sports..	FA, FF	Local	L	L	L	Protect
237	N/A	Willaston Primary School	CW5 6QQ	Football	School	One poor quality mini 5v5 pitch that is unavailable for community use.	Improve quality and then explore community use options given local shortfalls.	School, FA, FF	Local	L	S	L	Protect Enhance
238	N/A	Wistaston Green Primary School	CW2 8QS	Football	School	One standard quality mini 7v7 pitch that is unavailable for community use.	Explore community use options given local shortfalls.	School, FA, FF	Local	L	S	L	Protect
245	N/A	Cumberland Arena (Razzer)	CW1 2BD	Football (disused)	Everybody Health & Leisure	Site previously provided two youth 11v11 football pitches but no longer does so, although it is still in use recreationally.	Retain as strategic reserve and consider bringing back into use if a sustainable football programme can be developed given local shortfalls and providing quality can be improved to a sufficient level.	FA, FF	Local	L	L	L	Protect
				Cricket (disused)		Site previously accommodated an NTP which is no longer maintained.	Explore opportunities to bring the provision back into use, whilst as a minimum retaining the site as strategic reserve for all sports..	Everybody Health & Leisure, ECB, CCB		L	L	L	
266	N/A	Joey the Swan Playing Fields	CW2 8RP	Football	Community Organisation/ Council	One adult and one mini 7v7 pitch, both of poor quality with spare capacity discounted.	Improve quality to alleviate overplay.	Community Organisation, FA, FF	Local	M	S	L	Protect Enhance
273	N/A	Crewe Hall	CW1 6UZ	Tennis	Commercial	Two good quality macadam courts that are both equipped with sports lighting.	Sustain quality.	LTA	Local	L	L	L	Protect
289	N/A	The White Lion	CW2 5NA	Bowls	Private	One good quality green that is accompanied by good quality ancillary provision.	Sustain quality.	BCGBA	Local	L	L	L	Protect
293	N/A	Queens Park	CW2 7SE	Bowls	Council	One good quality green.	Sustain quality.	BCGBA	Local	M	L	L	Protect
304	N/A	Coppenhall Working Men's Club	CW1 4NJ	Bowls	-	One standard quality green.	Improve quality.	BCGBA	Local	L	L	L	Protect Enhance

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305	N/A	Crewe Bowling Club	CW1 6ED	Bowls	-	One good quality green that is equipped with sports lighting.	Sustain quality.	BCGBA	Local	L	L	L	Protect
306	N/A	High Town Tennis Club	CW2 7PL	Tennis	Trust	Two standard quality acrylic courts that are without sports lighting. The site is also without a clubhouse facility.	Look to provide ancillary provision to better accommodate and attract demand.	Trust, LTA	Local	M	M	H	Protect Provide
307	N/A	North Street Methodist Bowling Club	CW1 4JJ	Bowls	-	One good quality green that is equipped with sports lighting.	Sustain quality.	BCGBA	Local	L	L	L	Protect
308	N/A	Sydney Post Office Club	CW1 5LU	Bowls	Sports Club	One standard quality green that is currently operating above capacity by 120 members.	Continue to monitor usage levels to ensure that the green is not experiencing capacity pressures.	Club, BCGBA	Local	M	S	L	Protect
309	N/A	The Hop Pole	CW2 7RQ	Bowls (disused)	Private	Site previously accommodated a green, now used as a seating area.	Retain land as strategic reserve for all sports or, if proposed for permanent loss, ensure appropriate mitigation in line with national planning policy.	BCGBA	Local	L	L	L	Protect
325	N/A	Bombardier Bowling Club	CW1 2RP	Bowls (disused)	Private	Site previously accommodated a green, *circa 2007.*	Retain land as strategic reserve for all sports or, if proposed for permanent loss, ensure appropriate mitigation in line with national planning policy.	BCGBA	Local	L	L	L	Protect
326	N/A	North Ward Club	CW1 4AD	Bowls (disused)	-	Site previously accommodated a green which has now been built on.	Retain land as strategic reserve for all sports or, if proposed for permanent loss, ensure appropriate mitigation in line with national planning policy.	BCGBA	Local	L	L	L	Protect
338	N/A	Shavington Social Club	CW2 5DL	Bowls	Sports Club	One standard quality green.	Improve quality to better accommodate demand.	Club, BCGBA	Local	L	S	L	Protect Enhance
347	N/A	Crewe Golf Club	CW1 5TB	Golf	Private	One standard 18-hole course..	Sustain quality.	England Golf	Local	L	L	L	Protect
364	N/A	Wychwood Park Golf Club	CW2 5GP	Golf	Private	One standard 18-hole course accompanied by a 15-bay driving range.	Sustain quality.	England Golf	Local	L	L	L	Protect
369	N/A	Wistaston Jubilee Tennis Club	CW2 8EZ	Tennis	Parish Council	Two good macadam courts, both of which are equipped with sports lighting.	Sustain quality.	Parish Council, LTA	Local	L	L	L	Protect
374	N/A	Queen's Park Golf Club	CW2 7SU	Golf	Council	One nine-hole course.	Explore option to improve quality to better accommodate and increase pay and play usage.	England Golf	Local	M	M	M	Protect Enhance
376	N/A	Weston Pump Track	CW2 5LW	Cycling	Council	One standard quality pump track built in 2018.	Retain for continued community use and sustain quality.	British Cycling	Local	L	L	L	Protect

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377	N/A	Tipkinder Park (Shanaze Reade BMX Track)	CW2 7SF	Cycling	-	One good quality BMX racetrack, built in 2009. The track caters for Congleton Ghost Riders BMX Club, who hold sessions on Tuesday and Thursday evenings.	Retain for continued community use and sustain quality.	British Cycling	Local	L	L	L	Protect
-	N/A	Brook House Playing Field	CW2 6NA	Football (disused)	Council	A disused site which previously provided a youth football pitch.	Now used recreationally; retain as strategic reserve.	FA, FF	Local	L	L	L	Protect
-	N/A	Mclaren Street Playing Field	CW1 3SP	Football (disused)	Council	Site previously provided a youth 9v9 football pitch but no longer does so, although it is still in use recreationally.	Retain as strategic reserve and consider bringing back into use if a sustainable football programme can be developed given local shortfalls.	FA, FF	Local	L	L	L	Protect
-	N/A	Alvaston Hall Country Club	CW5 6BD	Golf (disused)	Private	A disused nine-hole course.	Ensure any permanent development is in line with national planning policy. A separate needs assessment will be required to identify whether or not the provision can be deemed surplus to requirements.	England Golf	Local	L	L	L	Protect

NANTWICH – CENTRAL ANALYSIS AREA

Sub area summary – pitch sports

Sub area	Pitch/facility type	Current supply/ demand balance	Future supply/ demand balance
Football – grass pitches			
Nantwich	Adult	At capacity	At capacity
Nantwich	Youth 11v11	At capacity	At capacity
Nantwich	Youth 9v9	At capacity	At capacity
Nantwich	Mini 7v7	At capacity	At capacity
Nantwich	Mini 5v5	At capacity	At capacity
Football – 3G pitches			
Nantwich	Full size	0.5 pitches	0.5 pitches
Rugby union pitches			
Nantwich	Senior	At capacity	1 match equivalent session
Rugby league pitches			
Nantwich	Senior	No current supply or demand	No current supply or demand
Cricket pitches			
Nantwich	Senior	10 match equivalent sessions	28 match equivalent sessions

Sub area summary – remaining sports

Sport	Headline findings
Hockey	Supply is adequate to meet demand.
Tennis	Club demand is currently operating with significant spare capacity.
Netball	Supply is adequate to meet demand.
Bowls	One of the greens within Crewe is currently operating above capacity.
Archery	Supply is adequate to meet demand.
Golf	Supply is adequate to meet demand.
Athletics	Supply is adequate to meet demand.
Cycling	Supply is adequate to meet demand.
Other grass pitch sports	Supply is adequate to meet demand.

Priority recommendations

Sport	Headline findings
Football	◂ Protect provision. ◂ Improve pitch quality to reduce/alleviate overplay at sites (e.g. at Malbank School & Sixth Form College). ◂ Explore opportunities to bring lost provision back into use given local shortfalls, whilst as a minimum retaining playing field land (e.g. at Bunbury Aldersey Primary School). ◂ Utilise the actual spare capacity that exists via the transfer of demand from overplayed sites or via future demand (e.g. at Brookfield Park). ◂ Improve ancillary provision (e.g. at Barony Sports Complex).
3G pitches	◂ Protect provision. ◂ Resurface pitches to improve quality and ensure sinking funds are in place for long-term sustainability (e.g. Barony Sports Complex and Nantwich Town Football Club).

Sport	Headline findings
Rugby union	◂ Protect provision. ◂ Support Crewe & Nantwich RUFC in its ancillary facility development plans at Crewe Vagrants Sports Club.
Rugby league	◂ N/A
Hockey	◂ Protect provision. ◂ Improve ancillary provision. ◂ Resurface the pitch at Crewe Vagrants Sports Club. ◂ Explore options to improve quality at Malbank School & Sixth Form College. ◂ Seek to provide the Crewe Vagrants HC with access to a secondary site to relieve its capacity issues. ◂ Ensure sinking funds are in place for long-term sustainability.
Cricket	◂ Protect provision. ◂ Pursue security of tenure for Bunbury CC, Audlem CC and Cholmondeley CC at their respective home grounds. ◂ Alleviate overplay via greater utilisation of NTPs (e.g. at Bunbury Cricket Club). ◂ Seek greater utilisation of NTPs to alleviate overplay issues (e.g. at Nantwich Cricket Club). ◂ Utilise actual spare capacity via transfer of demand from overplayed sites or via future demand (e.g. at Aston Cricket Club). ◂ Improve ancillary provision (e.g. at Aston Cricket Club).
Other grass pitch sports	◂ Protect provision.
Tennis	◂ Protect provision. ◂ Look to provide ancillary provision where it is currently without (e.g. at Audlem Playing Fields, Bunbury Playing Field, Nantwich Tennis Club and Wrenbury Recreation Ground).
Netball	◂ Protect provision. ◂ Explore options for community use at Brine Leas School given the quantity of courts provided and the presence of sports lighting.
Bowls	◂ Protect provision. ◂ Improve ancillary provision (e.g. at Wrenbury Recreation Ground). ◂ Monitor usage levels to ensure that greens are not experiencing capacity pressures (e.g. at Park Road Bowling Club). ◂ Retain lost provision as strategic reserves or, if proposed for permanent loss, ensure appropriate mitigation in line with national and local planning policy (e.g. at Traveller's Rest).
Archery	◂ N/A
Golf	◂ N/A
Athletics	◂ N/A
Cycling	◂ N/A

NANTWICH – SOUTH ANALYSIS AREA

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
9	1041727	Aston Cricket Club	CW5 8DE	Cricket	Sports Club	One good quality 12-wicket grass square (eight senior wickets and four junior wickets). The senior wickets have spare capacity of 12 match equivalent sessions per season and is unused on a Sunday, whilst the junior wickets have spare capacity of eight match equivalent sessions per season with availability midweek. Site has poor quality ancillary facilities.	Utilise spare capacity via transfer of demand from overplayed sites or via future demand and improve quality of ancillary facilities.	Club, ECB, CCB	Local	M	M	M	Protect Enhance
10	6007154	Audlem Playing Fields	CW3 0AH	Football	Council	One standard quality adult pitch that is played to capacity at peak time.	Sustain quality.	FA, FF	Local	L	L	L	Protect Provide
				Tennis		Two good quality macadam courts utilised by Audlem TC. The site is without any ancillary facilities.	Sustain quality and explore options to provide ancillary facilities.	LTA		L	M	M	
12	1018908	Barony Sports Complex	CW5 5QY	Football	Everybody Health & Leisure	Four adult pitches that have spare capacity discounted due to poor pitch quality. Site has been earmarked for improvement to its ancillary facilities.	Improve quality to establish actual spare capacity for clubs and pursue renovations to ancillary provision on site.	Everybody Health & Leisure, FA, FF	Key Centre	M	S	M	Protect Enhance Provide
				3G		One smaller size 3G pitch serviced by sports lighting. The pitch is poor quality, having exceeded its recommended lifespan.	Resurface pitch to improve quality and ensure a sinking fund is in place for long-term sustainability.	Everybody Health & Leisure, FA, FF		M	S	M	
				Tennis		Three standard quality macadam courts with sports lighting.	Improve quality to better accommodate demand.	Everybody Health & Leisure, LTA		M	S	M	
				Bowls		One good quality bowling green that is used by Barony Park BC.	Sustain quality.	Everybody Health & Leisure, BCGBA		M	L	L	
22	1018908	Brine Leas School	CW5 7DY	Football	School	Three youth 11v11 and one youth 9v9 pitch, all of which are standard quality but have spare capacity discounted due to unsecure tenure.	Seek to provide security of tenure via establishing a community use agreement.	School, FA, FF	Local	M	S	L	Protect Enhance
				Rugby Union		Two standard quality senior pitches that are unavailable for community use.	Retain for curricular and extra-curricular demand.	School, RFU		L	L	L	

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
				Cricket		One standalone NTP that is unavailable for community use.	Retain for curricular and extra-curricular demand.	School, ECB, CCB		L	L	L	
				Rounders		One rounders diamond that is unavailable for community use.	Retain for curricular and extra-curricular demand.	School, RE		L	L	L	
				Tennis		Six standard quality macadam courts that are unavailable for community use but with sports lighting.	Explore options for community use given quantity of courts provided and the presence of sports lighting.	School, LTA		L	S	L	
				Netball		Five standard quality macadam courts that are equipped with sports lighting.	Explore options for community use given quantity of courts provided and the presence of sports lighting.	School, EN		L	S	L	
23	6007165	Brookfield Park	CW5 7AD	Football	Council	One standard quality adult pitch that offers one match equivalent session of actual spare capacity.	Utilise the actual spare capacity that exists via the transfer of demand from overplayed sites or via future demand.	FA, FF	Local	L	M	L	Protect
25	1041722	Bunbury Cricket Club	CW6 9NR	Cricket	Commercial	One good quality 12-wicket grass square (nine senior wickets, two junior wickets and one NTP). The senior wickets have spare capacity of 23 match equivalent sessions per season, whilst the junior wicket is overplayed by two match equivalent sessions per season. Site has poor quality ancillary facilities. Bunbury CC aspires to acquire additional grounds maintenance equipment.	Alleviate overplay via greater utilisation of the NTP, improve quality of ancillary facilities. Pursue security of tenure, current lease expires in 2024.	ECB, CCB	Local	M	S	M	Protect Enhance Provide
26	6016318	Calveley School	CW6 9LE	Football	School	One poor quality mini 5v5 pitch that is unavailable for community use.	Improve quality and then explore community use options given local shortfalls.	School, FA, FF	Local	L	S	L	Protect Enhance
				Tennis		One poor quality macadam court that is unavailable for community use and without sports lighting.	Improve quality to better accommodate curricular and extra-curricular demand.	School, LTA		L	S	L	
				Netball		One poor quality macadam court that is overmarked on the tennis court.	Improve quality to better accommodate curricular and extra-curricular demand.	School, EN		L	S	L	

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
29	1041721	Cholmondeley Cricket Club	SY14 8AH	Cricket	Private	One good quality eight-wicket grass square with spare capacity of 28 equivalent match sessions per season.	Utilise the actual spare capacity that exists via the transfer of demand from overplayed sites or via future demand. Pursue a security of tenure.	ECB, CCB	Local	L	M	L	Protect
38	1208642	Crewe Vagrants Sports Club	CW5 7EP	Rugby Union	Sports Club	Three good quality senior pitches, one of which is serviced by sports lighting. The pitches offer one match equivalent session of actual spare capacity. Crewe & Nantwich RUFC aspires to refurbish the existing changing provision at the site, whilst extending the clubhouse so that it provides two additional changing rooms, dedicated refereeing provision, a physio room and increased storage space. The Club is also trying to acquire funding to improve the site's car parking, both in terms of quality and size.	Sustain quality and support Crewe & Nantwich RUFC in its ancillary facility development plans.	Club, RFU	Key Centre	M	M	M	Protect Enhance Provide
				Hockey		One full size sand-based pitch that is serviced by sports lighting. The pitch is assessed as standard quality having been resurfaced in 2013. Crewe Vagrants HC, as part of the Sports Club, own freehold of the site. Operating at capacity.	Resurface pitch as a hockey suitable surface to improve quality and ensure a sinking fund is in place for long-term sustainability. Also seek to provide the Club with access to a secondary site to relieve its capacity issues.	Club, EH		H	M	H	
				Cricket		One good quality 17-wicket grass square (14 senior wickets, two junior wickets and one NTP). The senior wickets have spare capacity of 42 match equivalent sessions per season and is unused on Sunday, whereas the junior wickets are overplayed by two match equivalent sessions per season. Crewe CC aspires to make refurbishments to its changing rooms and acquire additional grounds maintenance equipment.	Alleviate overplay via greater utilisation of the NTP. Look to support the Club with its ancillary development plans and grounds maintenance ambitions.	Club, ECB, CCB		M	S	M	

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
48	30002848	Goodwill Hall Playing Fields	CW5 8JY	Football	Council	One poor quality youth 11v11 pitch serviced by poor quality ancillary provision.	Improve pitch and ancillary facility quality to better cater for demand.	FA, FF	Local	M	S	M	Protect Enhance
62	30003146	Bunbury Playing Field	CW6 9QP	Football	Council	One adult and one mini 7v7 pitch, both of which are standard quality. The site is serviced by poor quality ancillary provision.	Improve ancillary provision.	FA, FF	Local	L	S	L	Protect Enhance
				Tennis		Two good quality macadam courts used by Bunbury TC. The Club has plans for clubhouse refurbishment.	Sustain quality and support the Club in its planned ancillary refurbishment.	LTA		L	S	M	
				Bowls		One good quality bowling green used by Bunbury BC.	Sustain quality.	BCGBA		L	L	L	
75	1200932	Malbank School & Sixth Form College	CW5 5HD	Football	School	Three poor quality adult pitches that are overplayed by one match equivalent session.	Improve quality to eradicate overplay.	School, FA, FF	Key Centre	M	S	L	Protect Enhance
				Rugby Union		One standard quality senior pitch that is available for community use but unused.	Retain as community available should demand arise in the future.	School, RFU		L	L	L	
				Hockey		One full size sand-based pitch that is available for community use but without sports lighting. The pitch is assessed as poor quality having not been resurfaced since its installation in 2001. Used by Cheshire Blues HC and serviced by limited ancillary provision.	Protect as hockey suitable and explore options to improve quality. Also ensure a sinking fund is in place for long-term sustainability and look to provide improved ancillary provision.	School, EH		M	S	M	
				Cricket		One standalone NTP that is unavailable for community use.	Retain for curricular and extra-curricular demand.	School, ECB, CCB		L	L	L	
				Tennis		Six standard quality macadam courts that are without sports lighting.	Retain for curricular and extra-curricular demand.	School, LTA		L	L	L	
				Netball		Four standard quality macadam courts that are overmarked on the tennis courts.	Retain for curricular and extra-curricular demand.	School, EN		L	L	L	
89	1208638	Nantwich Cricket Club	CW5 6HH	Cricket	Sports Club	One good quality 14-wicket grass square (12 senior wickets and two junior wickets) and a standalone NTP. The junior wickets are overplayed by six match equivalent sessions per season. Nantwich CC aspires to install a new irrigation system.	Seek greater utilisation of the NTP to alleviate overplay issues. Look to support the Club with its aspirations for a new irrigation system.	Club, ECB, CCB	Local	M	S	M	Protect Enhance Provide

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
90	30003669	Nantwich Primary Academy	CW5 5LX	Hockey	School	One smaller size sand-based pitch that is unavailable for community use and without sports lighting.	Retain for continued curricular and extra-curricular use.	School, EH	Local	L	L	L	Protect Enhance
91	1037543	Nantwich Town Football Club	CW5 5BS	3G	Sports Club	Two full size 3G pitches, both serviced by sports lighting. One is assessed as standard quality having not been resurfaced since 2007, whilst the other is a stadia pitch recently installed (FIFA Quality Pro). The condition of the pitch installed in 2007 is becoming more problematic despite achieving FA certification. The site is home to Nantwich Town FC (Step 4) and Nantwich Town Ladies (Tier 7), and the older 3G pitch receives significant levels of community use from other clubs.	For the older 3G pitch: - Resurface to alleviate quality concerns. - Ensure a sinking fund is in place across the site for long-term sustainability. - Ensure FA testing every three years so that it can continue to host competitive matches. For the new 3G pitch: - Sustain quality. - Ensure a sinking fund is in place across the site for long-term sustainability. - Ensure annual FA testing every three years so that it can continue to host competitive matches for the level played at. - Ensure it can enable progress through the football pyramid, if and when required.	Club, FA, FF	Key Centre	H	S	M	Protect Enhance Provide
105	1037543	Reaseheath College	CW5 6DF	Football	School	One good quality adult pitch that has spare capacity discounted due to unsecure tenure. The site is home to Egerton FC Women (Tier 8).	Seek to provide security of tenure to club users via establishing a community use agreement. Ensure the site meets the minimum requirements to progress through the football pyramid.	School, FA, FF	Key Centre	L	S	L	Protect Enhance Provide

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
				3G		One full size World Rugby complaint 3G pitch that is available for community use. The pitch is assessed as standard quality having been installed in 2016.	Once the pitch reaches the end of its lifespan (2026), resurface the pitch to improve quality. Ensure a sinking fund is in place for long-term sustainability and ensure FA and RFU testing so that they can continue to be used by both sports for full range of activity.	School, FA, FF		H	M	H	
147	1041863	Wrenbury Recreation Ground	CW5 8EW	Football	Everybody Health & Leisure	One youth 11v11 and one mini 5v5 pitch, both of which are poor quality. The youth 11v11 pitch is played to capacity, whilst the mini 5v5 pitch has spare capacity discounted due to poor pitch quality.	Improve quality to establish actual spare capacity.	Everybody Health & Leisure, FA, FF	Local,	M	S	L	Protect Enhance
				Tennis		Two good quality macadam courts used by Wrenbury TC. The site is without ancillary facilities.	Explore options for providing ancillary facilities to better cater for demand.	Everybody Health & Leisure, LTA		M	M	M	
				Bowls		One good quality bowling green that is accompanied by poor quality ancillary facilities. Used by Wrenbury BC.	Improve quality of ancillary facilities.	Everybody Health & Leisure, BCGBA		M	S	M	
148	6007237	Wynbury Playing Fields	CW5 7SD	Football	Council	One poor quality mini 7v7 pitch that is played to capacity.	Improve quality to better accommodate demand.	FA, FF	Local	M	S	L	Protect Enhance
163	N/A	Reaseheath Training Complex (Crewe Alexandra Football Club)	CW5 6DF	Football	Sports Club	Two adult, two youth 11v11 and two youth 9v9 pitches, all of which are good quality and unavailable for community use due to being used by a professional club (Crewe Alexandra FC).	Protect for continue professional club use.	Club, FA, FF	Local	L	L	L	Protect Provide
				3G		One full size 3G pitch. The pitch is exclusively used by Crewe Alexandra FC. In addition, one smaller size pitch is also provided.	Protect for continue professional club use.	Club, FA, FF		L	L	L	
164	N/A	Acton Primary School	CW5 8LG	Football	School	One standard quality mini 5v5 pitch that is unavailable for community use.	Explore community use options given local shortfalls.	School, FA, FF	Local	L	S	L	Protect
170	N/A	Audlem St James CE Primary	CW3 0HH	Football	School	One poor quality mini 7v7 pitch that is unavailable for community use.	Improve quality and then explore community use options given local shortfalls.	School, FA, FF	Local	L	S	L	Protect Enhance

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
171	N/A	Bickerton Holy Trinity Primary School	SY14 8AP	Football	School	Two mini 5v5 pitches that have spare capacity discounted due to unsecure tenure and poor pitch quality.	Improve quality and seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	M	S	L	Protect Enhance
175	N/A	Bridgemere Primary School	CW5 7PX	Football	School	One mini 5v5 pitch that has spare capacity discounted due to unsecure tenure and poor pitch quality.	Improve quality and then explore community use options given local shortfalls.	School, FA, FF	Local	L	S	L	Protect Enhance
177	N/A	Bunbury Aldersey Primary School	CW6 9NR	Football (disused)	School	Site previously accommodated one youth 9v9 pitch.	Explore opportunities to bring the provision back into use given local shortfalls, whilst as a minimum retaining the playing field land.	School, FA, FF	Local	L	M	L	Protect Provide
189	N/A	Highfields Community Primary School	CW5 6HA	Football (disused)	School	Site previously accommodated one mini 7v7 pitch.	Explore opportunities to bring the provision back into use given local shortfalls, whilst as a minimum retaining the playing field land for all sports.	School, FA, FF	Local	L	M	L	Protect Provide
200	N/A	Millfields Primary School	CW5 5HP	Football	School	One standard quality mini 5v5 pitch that is unavailable for community use.	Explore community use options given local shortfalls.	School, FA, FF	Local	L	S	L	Protect
204	N/A	Pear Tree Primary School	CW5 7GZ	Football	School	One standard quality mini 7v7 pitch that has spare capacity discounted due to unsecure tenure.	Seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	L	S	L	Protect
215	N/A	St Anne's Catholic Primary	CW5 7DA	Football	School	One standard quality mini 5v5 pitch that is unavailable for community use.	Explore community use options given local shortfalls.	School, FA, FF	Local	L	S	L	Protect
224	N/A	St Odwald's Worleston Primary	CW5 6DP	Football (disused)	School	Site previously accommodated one mini 7v7 pitch.	Explore opportunities to bring the provision back into use given local shortfalls, whilst as a minimum retaining the playing field land for all sports.	School, FA, FF	Local	L	M	L	Protect Provide
226	N/A	Stapeley Broad Lane Primary	CW3 7QL	Football	School	One standard quality mini 5v5 pitch that is unavailable for community use.	Explore community use options given local shortfalls.	School, FA, FF	Local	L	S	L	Protect
233	N/A	Warmingham Primary School	CW11 3QN	Football (disused)	School	Site previously accommodated one mini 7v7 pitch.	Explore opportunities to bring the provision back into use given local shortfalls, whilst as a minimum retaining the playing field land for all sports.	School, FA, FF	Local	L	M	L	Protect Provide

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
234	N/A	Weaver Primary School	CW5 7AL	Football	School	Two youth 11v11, one youth 9v9 and four mini 7v7 pitches, all of which are standard quality and have spare capacity discounted due to unsecure tenure.	Seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	M	S	L	Protect
241	N/A	Wrenbury Primary School	CW5 8EN	Football	School	One standard quality mini 5v5 pitch that is unavailable for community use.	Explore community use options given local shortfalls.	School, FA, FF	Local	L	S	L	Protect
242	N/A	Wybunbury Delves Primary School	CW5 7NE	Football	School	One standard quality mini 5v5 pitch that has spare capacity discounted due to unsecure tenure.	Seek to provide security of tenure to club users via establishing a community use agreement.	School, FA, FF	Local	L	S	L	Protect
275	N/A	Gorse Croft Farm (Audlem Cricket Club)	CW3 0HU	Cricket	Commercial	One good quality ten-wicket grass square with spare capacity of 26 match equivalent sessions per season.	Utilise the actual spare capacity that exists via the transfer of demand from overplayed sites or via future demand. Pursue security of tenure for Audlem CC. Support plans to develop ancillary facilities.	ECB, CCB	Local	M	M	M	Protect Enhance Provide
				Tennis		One poor quality macadam court that is equipped with sports lighting.	Improve quality to better accommodate community demand.	LTA		L	S	L	
282	N/A	Nantwich Tennis Club	CW5 6PF	Tennis	Sports Club	Four macadam and two artificial turf courts, all of which are good quality and equipped with sports lighting. The Club has aspirations for ancillary refurbishment of its clubhouse.	Support the Club with its ancillary development plans.	Club, LTA	Local	M	M	M	Protect Enhance
315	N/A	Park Road Bowling Club	CW5 7AH	Bowls	Sports Club	One good quality green that is equipped with sports lighting. The green is currently operating above capacity by 26 members.	Continue to monitor usage to ensure the Club does not experience capacity pressures.	Club, BCGBA	Local	M	S	L	Protect
319	N/A	Traveller's Rest	CW6 9JA	Bowls (disused)	Private	Site previously accommodated a green which is no longer maintained.	Retain land as strategic reserve for all sports, or, if proposed for permanent loss, ensure appropriate mitigation in line with national planning policy.	BCGBA	Local	L	L	L	Protect
320	N/A	Audlem & District Bowls Club	CW3 0HH	Bowls	-	One good quality green that is equipped with sports lighting.	Sustain quality.	BCGBA	Local	L	L	L	Protect

Site ID	Active Places Power Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
341	N/A	Cotton Arms	CW5 8HG	Bowls (disused)	Private	Site previously accommodated a green which is no longer maintained.	Retain land as strategic reserve for all sports, or, if proposed for permanent loss, ensure appropriate mitigation in line with national planning policy.	BCGBA	Local	L	L	L	Protect
-	N/A	Brookfield Golf Club	CW3 0JQ	Golf (disused)	Private	A disused 18-hole course.	Ensure any permanent development is in line with national planning policy. A separate needs assessment will be required to identify whether or not the provision can be deemed surplus to requirements.	England Golf	Local	L	L	L	Protect

PART 7: HOUSING GROWTH SCENARIOS

The Council's Draft SPD sets out a process to securing new pitch provision and/or developer contributions from housing growth. This entails use of Sport England's Playing Pitch Calculator for developments over 300 dwellings, which should therefore be followed (commuted sums are to be used for smaller developments).

The PPOSS provides an estimate of demand for pitch sports (football, rugby union, rugby league, hockey and cricket) based on population forecasts and club consultation to 2030 (in line with the Cheshire East Local Plan Review). This future demand is translated into teams likely to be generated, rather than actual provision required. Sport England's Playing Pitch Calculator adds to this, where it is to be used, updating the likely demand generated for pitch sports based on housing increases and converting the demand into match equivalent sessions and the number of pitches required. It also gives the associated costs of supplying the increased pitch provision and splits the total pitch requirement into natural turf pitches to meet peak period demand, artificial grass pitches to meet training demand, and the additional number of changing rooms required.

The scenarios below are provided as a guide to show the potential additional demand for pitch sports that could be generated from housing growth in Cheshire East, thus showing how the calculator works and what it provides. They are based on proposed housing figures in the emerging Local Plan Review, meaning that they are subject to change; however, they are only being used as a guide to show the potential additional demand for pitch sports that could be generated from the growth.

The demand is shown in match equivalent sessions per week for most sports, except for cricket, where match equivalent sessions are by season. Training demand is expressed in either hours or match equivalent sessions; where expressed in hours, it is expected that demand will be to either a 3G pitch (to accommodate football demand) or an AGP (to accommodate hockey demand), whereas when expressed in match equivalent sessions, it is expected training will take place on sports-lit grass pitches (rugby).

The indicative figures are based on the assumption that population growth will average 1.61 per dwelling. This is taken from the fact that the Local Plan Housing Development Study[8] projects population growth of 58,100 and identifies a need for 36,000 dwellings (implying an average increase of 58,100/36,000 or 1.61 people per dwelling).

Please note that the scenarios can be updated as required over the Local Plan period and throughout the lifespan of the PPOSS to reflect population projections, team generation rates and change in the average household size.

Scenario 1: Likely demand generated for pitch sports from outstanding housing growth requirement over the Local Plan period (2030)

Factoring in housing completions to March 2023, the remaining housing growth required in Cheshire East during its Local Plan period is for 12,817 new dwellings. This equates to a population growth of 20,635 people.

[8] Cheshire East Housing Development Study, ORS, June 2015. Local Plan Examination Library Reference PS E033: http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library

Table 7.1: Likely demand for pitch sports generated from outstanding housing growth

Pitch sport	Estimated demand by sport for 12,817 dwellings	
	Match demand per week[9]	Training demand[10]
Adult football	4.24	41.17 hours
Youth football	10.40	
Mini soccer	5.95	
Rugby union	1.82	2.06 match equivalent sessions
Rugby league	0	-
Adult hockey	1.43	4.30 hours
Junior & mixed hockey	0.66	1.30 hours
Cricket	156.59	N/A

The table below translates estimated demand into new pitch provision with associated capital and lifestyle costs. Should new pitches be required to accommodate all of this demand, the capital cost is estimated at £4,436,549 and the total life cycle cost (per annum) is £661,558.[11]

Table 7.2: Estimated demand and costs for new pitch provision

Pitch type	Estimated demand and costs for new pitches		
	Number of pitches to meet demand	Capital cost[12]	Lifecycle Cost (per annum)[13]
Adult football	4 (4.24)	£449,991	£94,948
Youth football	10 (10.40)	£892,591	£187,444
Mini soccer	6 (5.95)	£180,144	£37,830
Rugby union	2 (1.82)	£294,647	£63,054
Rugby league	-	-	-
Cricket	3 (3.34)	£1,113,800	£224,988
Sand based pitches	0 (0.38)	£329,014	£10,199
3G	1 (1.08)	£1,176,361	£43,094

Further to the above, the calculator also estimates that there will be a need to provide 34.05 changing rooms to support the pitch provision which is identified in the table above. The total capital cost to deliver this level of provision is £6,490,864. However, it should be noted that changing rooms may not be required per pitch, depending on the facility mix and site layout, and that providing a rounded offer may be possible (e.g., including officials changing rooms).

Scenario 2: Likely demand generated for one development

As per the SPD, it is advisable to use the Playing Pitch Calculator for each specific development of over 300 dwellings in Cheshire East to determine the linked pitch requirements and/or the off-site contributions required. The scenario below therefore looks at an example development consisting of 500 dwellings, which equates to a population growth of 805 people.

[9] As per the PPS Guidance, demand for cricket is considered in terms of match equivalent sessions per season rather than per week.
[10] Hours equate to access to a full size floodlit 3G pitch or hockey suitable pitch
[11] Sport England Life Cycle Costs Natural Turf Pitches and Artificial Surfaces April 2012
[12] Sport England Facilities Costs Third Quarter 2022 – (https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/)
13 Lifecycle costs are based on the % of the total project cost per annum as set out in Sport England's Life Cycle Costs Natural Turf Pitches and Artificial Surfaces documents (2012)

Table 7.3: Likely demand for pitch sports generated from example development

Pitch sport	Estimated demand by sport for 500 dwellings	
	Match demand per week[14]	Training demand[15]
Adult football	0.17	1.61 hours
Youth football	0.41	
Mini soccer	0.23	
Rugby union	0.07	0.08 match equivalent sessions
Rugby league	0	-
Adult hockey	0.06	0.17
Junior & mixed hockey	0.03	0.05
Cricket	6.11	N/A

The table below translates estimated demand into new pitch provision with associated capital and lifestyle costs. Should new pitches be required to accommodate all of this demand, the capital cost is estimated at £173,090[16] and the total life cycle cost (per annum) is £25,811.[17]

Table 7.4: Estimated demand and costs for new pitch provision

Pitch type	Estimated demand and costs for new pitches		
	Number of pitches to meet demand	Capital cost[18]	Lifecycle Cost (per annum)[19]
Adult football	0 (0.17)	£17,559	£3,705
Youth football	0 (0.41)	£34,822	£7,313
Mini soccer	0 (0.23)	£7,027	£1,476
Rugby union	0 (0.07)	£11,496	£2,460
Rugby league	-	-	-
Cricket	0 (0.13)	£43,456	£8,778
Sand based pitches	0 (0.01)	£12,837	£398
3G	0 (0.04)	£45,892	£1,681

Further to the above, the calculator also estimates that there will be a need to provide 1.33 changing rooms to support the pitch provision which is identified in the table above. The total capital cost to deliver this level of provision is £253,260.

Conclusions

The tables above show that up to 2030, demand will be generated for each pitch sport in Cheshire East to a lesser or greater extent, although this position is indicative and does not provide information on where the housing is likely to be located, how many dwellings will actually be provided or which existing playing fields the additional demand is likely to migrate to. Nevertheless, it does indicate that growth could be significant enough to warrant the creation of additional pitches.

[14] As per the PPS Guidance, demand for cricket is considered in terms of match equivalent sessions per season rather than per week.
[15] Hours equate to access to a full size floodlit 3G pitch or hockey suitable pitch
[16] Capital cost is based on 2022 third quarter calculations.
[17] Sport England Life Cycle Costs Natural Turf Pitches and Artificial Surfaces April 2012
[18] Sport England Facilities Costs Second Quarter 2020 – (https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/)
19 Lifecycle costs are based on the % of the total project cost per annum as set out in Sport England's Life Cycle Costs Natural Turf Pitches and Artificial Surfaces documents (2012)

Where new pitches/facilities are required, consideration should be given to providing multi-pitch sites with suitable ancillary provision, including appropriate clubhouse/changing rooms and car parking. Single pitch/facility sites which have been provided traditionally by developers are generally not considered to provide long term sustainable provision for the relevant sports, although given the nature of Cheshire East, they can be acceptable within rural areas where demand tends to be lower and more dispersed.

Notwithstanding the above, experience and the 500 dwelling scenario show that only significantly large housing sites are likely to generate demand in their own right. Where demand does not warrant new pitch provision, the Action Plan in this document should be consulted to determine whether the additional demand can be accommodated via existing provision (in which case no further action is required), or whether contributions should be sought to enhance existing provision in the locality to accommodate the increased demand. This can be through, for example, improving quality, or providing new or improved ancillary provision. As part of this, consultation with appropriate NGBs should be used to assist in the selection of suitable sites and suitable enhancements, and the Council should also continue pooling S106 contributions from major housing schemes to invest in priority sites.

For large scale housing developments (i.e., those over 300 dwellings), a separate sport needs assessment should be carried out to determine and evidence requirements and whether this will be met via new on-site provision or off-site contributions. This process should involve use of Sport England's Playing Pitch Calculator and the findings of the PPOSS, in addition to consultation with relevant NGBs. Requirements for sports not covered by the Playing Pitch Calculator should also be considered as part of this (where sport needs assessments are not required, the Council will be considering non-pitch sport via commuted sums).

PART 8: DELIVER THE STRATEGY AND KEEP IT ROBUST AND UP TO DATE

The section below is a generalised approach on how to deliver a PPOSS whilst also keeping it robust and up to date. However, a more tailored approach should also be considered and designed for Cheshire East based on the requirements and priorities of the Steering Group.

Delivery

The PPOSS seeks to provide guidance for maintenance/management decisions and investment made across Cheshire East in relation to playing pitch and outdoor sports facilities as well as supporting ancillary facilities. By addressing the issues identified in the Assessment Report and by using the strategic framework presented in this Strategy, the current and future sporting and recreational needs of the Borough can be satisfied. The Strategy identifies where there is a deficiency in provision and identifies how best to resolve this moving forward.

It is important that this document is used in a practical manner, is engaged with partners and encourages partnerships to be developed, to ensure that outdoor sports facilities are regarded as a vital aspect of community life and which contribute to the achievement of Council priorities. The creation of this document should therefore be regarded as only part of the planning process. The success of the Strategy and the benefits that are gained are dependent upon regular engagement between all partners involved and the adoption of a strategic approach. To that end, each member of the steering group should take the lead to ensure the PPOSS is used and applied appropriately within their area of work and influence.

To help ensure the PPOSS is well used, it should be regarded as a key document within the study area, guiding the improvement and protection of playing pitch and outdoor sport provision, being used to attract and distribute both internal and external investment, and being used as an evidence base to support or oppose any development proposals. It needs to be the document people regularly turn to for information on the how the current demand is being met and what actions are required to improve the situation and meet future demand. The Steering Group also needs to have a clear understanding of how the PPOSS can be applied and therefore delivered.

The process of completing the PPOSS will hopefully have already resulted in a number of benefits that will help with its application and delivery. These may include enhanced partnership working across different agendas and organisations, pooling of resources along with strengthening relationships and understanding between different stakeholders and between members of the steering group and the sporting community. The drivers behind the PPOSS and the work to develop the recommendations and action plan will have also highlighted, and helped the steering group to understand, the key areas to which it can be applied and how it can be delivered.

Monitoring and updating

It is important that there is regular monitoring and review against the actions identified in the Strategy. As a guide, if no review and subsequent update has been carried out within three years of the PPOSS being signed off by the Steering Group, Sport England and the NGBs would consider it and the information on which it is based to be out of date. The nature of the supply and in particular the demand for provision is likely to change year-on-year, meaning that without any form of review and update it would be difficult to make the case that the supply and demand information and assessment work is sufficiently robust. This makes it less likely to be able to be used as an evidence base for any funding bids or development proposals.

The monitoring and review process should continue to be led by the local authority and supported by all members of the Steering Group. To extend the lifespan of the PPOSS for as long as possible, it is advised that regular Steering Group meetings take place to review the study. Ideally, these should take place twice yearly, aligned to the split of summer and winter sport seasons and in line with affiliation periods. This process should not be regarded as a particularly resource intensive task; however, it should highlight:

- Actions undertaken since the adoption of the PPOSS or since the last review, as well as any actions that have been attempted but have been unsuccessful (and for what reason).
- Any changes required to the priority afforded to each remaining action (as the priority of some may change following the delivery of others or for more general reasons e.g., alterations in participation trends or focus areas).
- Any significant changes to supply and demand information and what this may mean for the overall assessment work and the key findings and issues.
- Any development of a specific sport or particular format of a sport.
- Any new or emerging issues (e.g., development pressures) and opportunities (e.g., S106 contributions or club aspirations).
- Any further performance quality assessments that have been undertaken within the study area (e.g., via PitchPower).
- Priority actions to be focused on before the next review.
- How the PPOSS has been applied to date and the lessons learnt.

It is also possible that between reviews, the Steering Group could also operate as a ‘virtual’ group; prepared to comment on suggestions and updates electronically - when and where relevant.

The process should also be considered particularly key in Cheshire East due to the ongoing Strategic Leisure Review, which might impact upon the sites currently managed by Everybody Health & Leisure from May 2029 onwards. As the majority of these represent key sites within the areas that they reside, any impact on the provision should be closely monitored via the Stage E process and future PPOSS updates.

Checklist

To help ensure the PPOSS is delivered and is kept robust and up to date, the Steering Group can refer to Sport England's Stage E Checklist, as shown below.

Stage E: Deliver the strategy and keep it robust and up to date	Tick ✓	
	Yes	Requires Attention
Step 9: Apply & deliver the strategy ◂ Are steering group members clear on how the PPS can be applied across a range of relevant areas?		
◂ Is each member of the steering group committed to taking the lead to help ensure the PPS is used and applied appropriately within their area of work?		
◂ Has a process been put in place to ensure regular monitoring of how the recommendations and action plan are being delivered?		
Step 10: Keep the strategy robust & up to date ◂ Has a process been put in place to ensure the PPS is kept robust and up to date?		
◂ Does the process involve an annual update of the PPS?		
◂ Is the steering group to be maintained and is it clear of its on-going role?		
◂ Is regular liaison with the NGBs and other parties planned?		
◂ Has all the supply and demand information been collated and presented in a format (i.e. single document that can be filtered accordingly) that will help people to review it and highlight any changes?		
◂ Have any changes made to the Active Places Power data been fed back to Sport England?		

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Equality Impact Assessment (EIA)
Engagement and our equality duty

Whilst the Gunning Principles set out the rules for consulting 'everyone', additional requirements are in place to avoid discrimination and inequality.

Cheshire East Council is required to comply with the Equality Act 2010 and the Public Sector Equality Duty. The Equality Act 2010 simplified previous anti-discrimination laws with a single piece of legislation. Within the Act, the Public Sector Equality Duty (Section 149) has three aims. It requires public bodies to have due regard to the need to:

- eliminate unlawful discrimination, harassment, victimisation and any other conduct prohibited by the Act, by consciously thinking about equality when making decisions (such as in developing policy, delivering services and commissioning from others)
- advance equality of opportunity between people who share a protected characteristic and people who do not share it, by removing disadvantages, meeting their specific needs, and encouraging their participation in public life
- foster good relations between people who share a protected characteristic and people who do not

The Equality Duty helps public bodies to deliver their overall objectives for public services, and as such should be approached as a positive opportunity to support good decision-making.

It encourages public bodies to understand how different people will be affected by their activities so that policies and services are appropriate and accessible to all and meet different people's needs. By understanding the effect of their activities on different people, and how inclusive public services can support and open up people's opportunities, public bodies are better placed to deliver policies and services that are efficient and effective.

Complying with the Equality Duty may involve treating some people better than others, as far as this is allowed by discrimination law. For example, it may involve providing a service in a way which is appropriate for people who share a protected characteristic, such as providing computer training to all people to help them access information and services.

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The Equality Act identifies nine 'protected characteristics' and makes it a legal requirement to make sure that people with these characteristics are protected from discrimination:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnerships
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

Applying the equality duty to engagement

If you are developing a new policy, strategy or programme you may need to carry out an Equality Impact Assessment. You may be able to ascertain the impact of your proposal on different characteristics through desk-based research and learning from similar programmes, but you also need to carry out some primary research and engagement. People with protected characteristics are often described as 'hard to reach' but you will find everyone can be reached – you just need to tailor your approach, so it is accessible for them.

Contacting the Equality and Diversity mailbox will help you to understand how you can gain insight as to the impacts of your proposals and will ensure that you help the Council to comply with the Equality Act 2010 and the Public Sector Equality Duty.

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Section 1 – Details of the service, service change, decommissioning of the service, strategy, function or procedure

Proposal Title	Update Playing Pitch and Open Spaces Strategy (PPOSS)
Date of Assessment	01.02.2024
Assessment Lead Officer Name	Chris Allman
Directorate/Service	Place/Neighbourhood Services
Details of the service, service change, decommissioning of the service, strategy, function or procedure.	The primary purpose of the PPOSS is, to provide a strategic framework, to ensure that the provision of outdoor playing pitches meets the local and community needs of the existing and future residents as well as visitors to Cheshire East. The Strategy has been produced in accordance with national planning guidance and provide robust and objective justification for future playing pitch provision throughout the borough. Developing a strategic approach to the analysis of playing pitch and outdoor sport supply and demand is necessary to: • Protect playing pitches and outdoor sport against development pressures on land in, and around, urban areas. • Identify pitch (natural grass and artificial) and outdoor sport supply and demand issues in relation to predicated population changes. • Address 'demand' pressures created as a result of specific sports development pressures e.g. growth of mini soccer and wider use of artificial grass pitches. • Focus limited financial resources into the areas of greatest demand.
Who is Affected?	The study area is the entire Cheshire East local authority area. However, analysis areas (or sub areas) are also used to allow for more localised analysis in addition to the assessment for the Borough as a whole. For this purpose, three areas have been established via grouping the aforementioned towns/centres together, with a further individual breakdown provided where necessary

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Links and impact on other services, strategies, functions or procedures.	The PPOSS will act as a tool for Cheshire East Council and partner organisations to guide resource allocation and set priorities for pitch and outdoor sports in the future. It provides robust evidence for capital funding. As well as proving the need for developer contributions towards pitches, outdoor sport facilities and ancillary facilities, a PPOSS can provide evidence of need for a range of capital grants. It helps in the achievement of the Council's corporate plan and particularly in relation to the 'green' priority, the key for open green space, that outlines that the Council 'will lead communities to protect and enhance the environment, tackle the climate emergency and drive sustainable development'. It helps with the protection of pitch and outdoor sports facilities to ensure that opportunities are not lost in the future due a lack of facilities.

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Section 2- Information – What do you know?

What do you know?	What information (qualitative and quantitative) and/or research have you used to commission/change/decommission the service, strategy, function, or procedure?
Information you used	The PPOSS has been prepared by a partnership of sports organisations with the Council as the lead organisation. The sports organisations have a vested interest in ensuring existing playing fields, pitches and ancillary facilities, as well as other outdoor sports can be protected and enhanced. Many of the objectives and actions will be delivered and implemented by sports organisations in addition to the Council. A Steering group was established that had representatives from the key departments within the council (Planning, Green Spaces and ANSA) as well as Sport England and the National Governing bodies for sport (England Cricket, Football Foundation, British Cycling, England Hockey and Rugby as well as number of others) In total 223 sports clubs where contact and consulted with around there current and future needs, this was split between Summer Sports which was undertaken in August 2023 and Winter Sports which was undertaken in November 2023.
Gaps in your Information	where this PPOSS differs from previous ones is that it includes a wider variety such as crown green balls, which in turn will make it more inclusive

3. What did people tell you?

What did people tell you	What consultation and engagement activities have you already undertaken and what did people tell you? Is there any feedback from other local and/or external regional/national consultations that could be included in your assessment?
Details and dates of the consultation/s	Where known, all outdoor sports facilities are included within the PPOSS, irrespective of ownership, management and use. Sites were initially identified using Cheshire East's previous PPS and Sport England's Active Places web-based database, with the Council

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and/or engagement activities	and NGBs supporting this process by checking and updating this initial data as well as by supplying their own affiliation data and booking information. For each site, the following details are recorded in the project database: ◂ Site name, address (including postcode) and location ◂ Ownership and management type ◂ Security of tenure ◂ Community availability ◂ Total number, type and quality of provision ◂ Usage levels, including gender, age and accessibility provision. For playing pitch sports, Sport England's guidance uses the following definitions of a playing pitch and playing field. These definitions are set out by the Government in the 2021 'Town and Country Planning (Development Management Procedure) Order'.
Gaps in consultation and engagement feedback	A number of clubs didn't respond to the request for information,

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4. Review of information, consultation feedback and equality analysis

Protected characteristics groups from the Equality Act 2010	**What do you know?** Summary of information used to inform the proposal	**What did people tell you?** Summary of customer and/or staff feedback	**What does this mean?** Impacts identified from the information and feedback (actual and potential). These can be either positive, negative or have no impact.
Age			PPoSS identifies the facilities required to manage the current and demand for adult, junior and youth sport. Also identifies need for outdoor sport, in which the older population are more likely to participate, such as bowls and tennis.
Disability			
Gender reassignment			Provide increased access to sports provision and facility access for any gender, including that of consideration for individuals during gender reassignment. For example, by considering design and provision of suitable changing and toilet facilities.
Pregnancy and maternity			Provide increased access to facilities for pregnant and nursing mothers. For example, by ensuring provision of baby changing and toilet facilities

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Race/ethnicity			Sports provision and access to facilities should be available and promoted to all residents and visitors, regardless of religion or belief.
Religion or belief			Sports provision and access to facilities should be available and promoted to all residents and visitors, regardless of religion or belief.
Sex			
Sexual orientation			Sports provision and access to facilities should be available and promoted to all residents and visitors regardless of sexual orientation.
Marriage and civil partnership			n/a

5. Justification, Mitigation and Actions

Mitigation	**What can you do?** Actions to mitigate any negative impacts or further enhance positive impacts
Please provide justification for the proposal if negative impacts have been identified? Are there any actions that could be undertaken to mitigate, reduce or remove negative impacts?	There are no negative impacts other than the availability of the provision across the borough, as previously stated the strategy provide an overarching framework for the council, in order to support the numerous different sports clubs that exist within the borough.

Have all available options been explored? Please include details of alternative options and why they couldn't be considered? Please include details of how positive impacts could be further enhanced, if possible?	N/A

6. Monitoring and Review -

Monitoring and review	**How will the impact of the service, service change, decommissioning of the service, strategy, function or procedure be monitored? How will actions to mitigate negative impacts be monitored? Date for review of the EIA**
Details of monitoring activities	As this refers to a strategy, it is not possible to ensure that every item listed is incorporated into an overarching EIA. There are no direct deliverables identified by the council as part of the strategy, the impacts on equality will be monitored when individual schemes are presented.
Date and responsible officer for the review of the EIA	March 25- Head of Neighbourhood Services

7. Sign Off

When you have completed your EIA, it should be sent to the Equality, Diversity and Inclusion Mailbox for review. If your EIA is approved, it must then be signed off by a senior manager within your Department (Head of Service or above).

Once the EIA has been signed off, please forward a copy to the Equality, Diversity and Inclusion Officer to be published on the website. For Transparency, we are committed to publishing all Equality Impact Assessments relating to public engagement.

Name	**Chris Allman**

Signature	
Date	01.02.2024

8. Help and Support

For support and advice please contact EqualityandInclusion@cheshireeast.gov.uk

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Agenda Item 7

OPEN

By virtue of paragraph(s) X of Part 1 Schedule 1of the Local Government Act 1972.

Environment and Communities Committee

11 March 2024

Carbon Neutral Progress Update

Report of: Tom Shuttleworth – Interim Director Environment and Neighbourhoods

Report Reference No: EC/25/23-24

Ward(s) Affected: All

Purpose of Report

1 This report provides an update to committee of the progress the Council has made in relation to its carbon neutral commitments.

Executive Summary

2 In May 2019 Cheshire East Council committed to being a carbon neutral council by 2025 and to influence carbon reduction across the borough. In May 2020 we adopted our Carbon Action Plan which set out how we will achieve this. Following this the Council adopted the UK100 pledge committing to the borough of Cheshire East being carbon neutral by 2045.

Carbon Neutral Council by 2025

3 In 2023/24 a range of carbon reduction projects have been developed and implemented such as ten additional air source heat pumps, the council's first solar farm at Leighton Grange and a further 15ha of tree planting. Once fully completed in the Spring 2024 these measures are forecast to move the Council up to 68% of it's carbon neutral target. This is an increase from 41% as reported at the last annual update in February 2023.

4 The council has projects in progress to achieve the target it has set itself to be carbon neutral by 2025, however this is now unachievable for the following reasons;

- Due to the complexity of the projects required and how their practical delivery has been influenced by external market forces. These external factors are issues such as securing off takers for Electricity we will produce though our solar farm and difficulty in acquiring the necessary volume of affordable small electric fleet vehicles within the required timescales.

- The decision made at Full Council on 27th February to defer capital expenditure on the second larger solar farm and transition to EV fleet. This decision was made on the basis of the Council's very challenging financial position and the need to defer spend, in this case the cost of prudential borrowing, to future years wherever practicable.

5 As such and as referenced at Full Council when setting the budget a more realistic target for the Council to become carbon neutral is by the end of 2027.

Wider Borough Progress

6 Following the decision of the council to sign up to the UK100 pledge and commit itself to borough wide carbon neutrality by 2045 Cheshire East Council commissioned a baseline assessment of the carbon footprint of the borough and a review of the options for reducing that impact. The next step has been to create an initial action plan to cover the five years from 2024-29, the first draft of which is appended to this report (appendix one). Permission is sought from this committee to engage in a public consultation to ensure the actions and priorities within the draft plan are reflective of the priorities of the residents of Cheshire East.

7 The council has continued to develop projects to disseminate grant funding and encourage the uptake of renewable technologies.

RECOMMENDATIONS

The Environment and Communities Committee is recommended to:

1. Note the progress made to date towards the Council's carbon neutral commitments.

2. Note that Full Council has approved an extension of the time for the achievement of the Carbon Neutral Council objective to 2027.

3. Authorise the Head of Environmental Services to take all necessary steps to carry out a public consultation to seek views on the Wider Borough Carbon Action Plan 2024-29 (Appendix 1) and to inform the final action plan to be returned to this committee for adoption and approval of actions arising from it.

Background

8 The carbon neutral action plan set carbon budgets against different areas of the Council's operations, illustrated at Figure 1. These were intended to outline the scale of the reduction required against each area and would be reviewed annually and as and when new opportunities or technologies emerge. Where targets were not being met it is intended that other areas may be able to compensate through additional action.

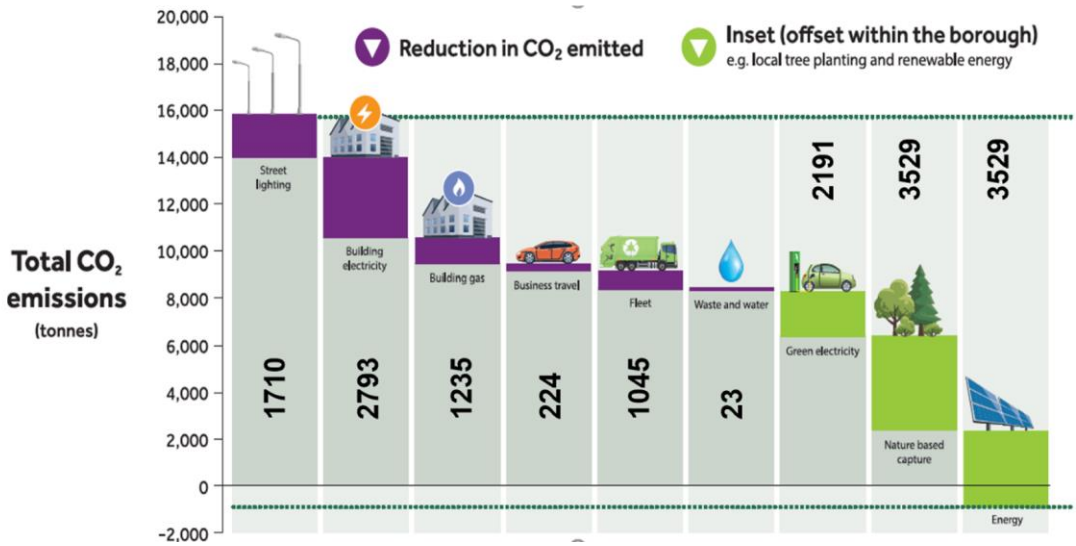


Figure 1: illustration of carbon budgets against different service areas

Carbon Neutral Council - Progress Update

9 An assessment of progress against each area is summarised below. We have separated the forecasted impact of projects and polices which have been put in place and funded to date, and those projects which are at a high level of development and could be delivered by 2027. There are also a number of projects which are at concept stage, and so there is a higher level of risk that these will not deliver the required carbon savings.

Table 1 – Overall carbon position of council	**Tonnes of CO_2**	**%**
2019 Baseline CO_2	**15,447**	**100%**
Carbon Reduction Target	**7,030**	**46%**
Current carbon reduction achieved	1,640	11%
Estimated carbon reduction from completed, progressing and proposed projects	2,304	35.5%
Insetting Target	**9,268**	**60%**
Current Carbon Reduction Achieved	4,673*	30%*
Estimated Insetting from completed, progressing and proposed projects	9,533	62%

* This figure includes the purchase of green electricity, the impact of which will reduce as the grid continues to decarbonise.

10 The council has projects in progress to achieve the target it has set itself to be carbon neutral by 2025, however this is now unachievable for the following reasons;

- Due to the complexity of the projects required and how their practical delivery has been influenced by external market forces. These external factors are issues such as securing off takers and an ability to acquire the necessary volume of small fleet vehicles over a restricted time period;

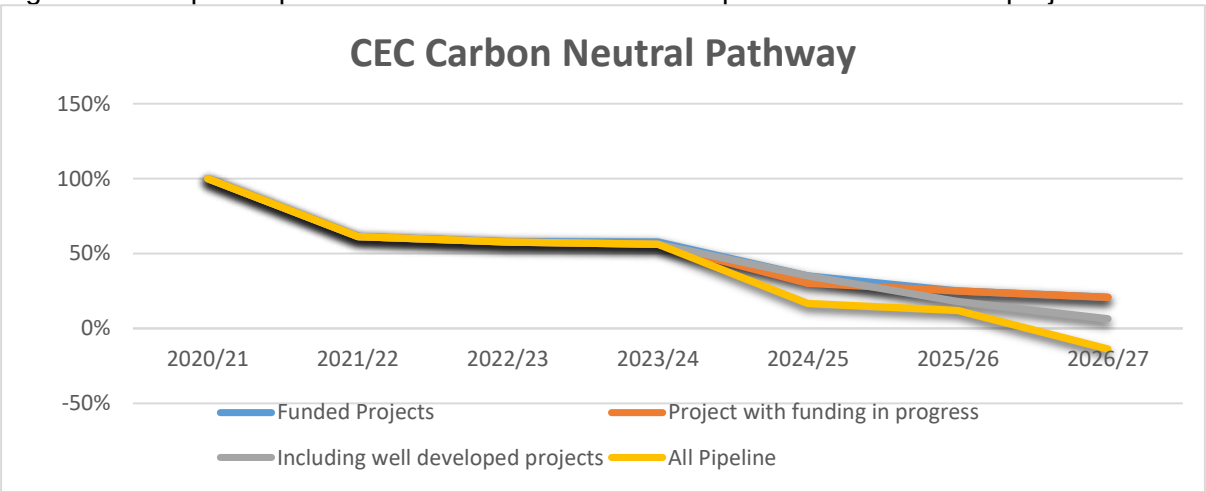
- The decision made at Full Council on 27th February to defer capital expenditure on the second larger solar farm and transition

to EV fleet. This decision was made on the basis of the Council's very challenging financial position and the need to defer spend, in this case the cost of prudential borrowing, to future years wherever practicable.

11 As such and as referenced at Full Council when setting the budget a more realistic target for the Council to become carbon neutral is by the end of 2027.

12 In the following sections we have taken the elements of the waterfall diagram shown above and broken them down to show where progress has been made and where there are gaps on which we need to focus.

Figure 2 – Graphic representation of funded and developed carbon reduction projects



13 It should be noted the authority uses green electricity backed by the Renewable Energy Guarantees of Origin (REGO) scheme. In line with established good practice, however, it is still necessary to first look to reduce electricity usage and to decarbonise though schemes such as solar before the remainder is then offset by the green electricity tariff.

14 **Street Lighting**

15 The Carbon Neutral Action Plan baselined the carbon from streetlighting at 2,556tCO2e and targeted a reduction of 67% to 846tCO2e. To date a reduction of 50% has been achieved and projects are in progress to over achieve the targeted reduction.

16 There is a continuing ongoing programme to de-illuminated traffic bollards in line with industry guidance.

17 Reviewing existing Illuminated signs for requirement to be illuminated across the network.

18 Reviewing all illuminated apparatus to ensure suitability in line with current standards and to remove assets which no longer need to be installed or illuminated.

19 **Building Electricity**

20 The Carbon Neutral Action Plan baselined the carbon from building electricity at 3,911tCO2e and targeted a reduction of 71% to 1118tCO2e. To date a reduction of 30% has been achieved and projects are in progress to achieve a further 20% of the targeted reduction.

21 Cheshire East building electricity usage has risen as expected as more gas use is displaced to electricity. It should be noted that all Cheshire East Council purchased electricity is green electricity backed by renewable energy guarantee of origin (REGO) certificates.

22 Solar PV arrays have been installed at two multi-storey car parks within Macclesfield. making a total of 25 building mounted solar arrays installed across the council estate.

23 LED lighting works have been completed at an additional five buildings across the council estate making a total of 17 buildings converted to LED

24 Much of this work has been completed with funding from the Public Sector Decarbonisation Scheme (PSDS) of which the Council has successfully bid for £14.8million.

25 **Building Gas**

26 The Carbon Neutral Action Plan baselined the carbon from building gas at 4,410tCO2e and targeted a reduction of 28% to 3,175tCO2e. To date an increase of 8% has taken place due to increased heating demands, however air source heat pump projects are nearing completion in addition to other measures to achieve over 90% of the targeted reduction.

27 The PSDS funding has also allowed the council to install heat pumps to reduce the gas usage of many of our buildings. The full gas savings from these projects will show in next year's update as several are awaiting commissioning activity.

28 Delamere House in Crewe has undergone work in preparation for the commissioning of the air source heat pump with new double glazed windows and new radiators installed throughout the building.

29 Additional air source heat pump projects for Tatton Park, Crewe Lyceum Theatre and Crewe Crematorium are within the design and planning phase.

30 Funding has been secured for air source heat pumps coupled with solar PV and LED lighting at 11 schools within the borough.

31 **Business Travel**

32 The Carbon Neutral Action Plan baselined the carbon from business travel at 884tCO2e and targeted a reduction of 25% to 660tCO2e. To date a reduction of 40% has been achieved which is beyond the target set.

33 The reduction on business miles following the Covid-19 pandemic continues to show a reduction in emissions of more than the targeted 25%. It is however important that a continued focus is applied to this area as travel habits revert. Flexible and agile working remains a significant contributor to carbon reductions in business travel. It is critical that we maintain a "virtual first" approach to prevent the gains made being lost.

34 As the council considers changes to it's built estate through the WorkplaCE programme it will be vital to be mindful of business travel and commuting impacts of changes.

35 Cheshire East Council has commissioned a staff travel plan and will bring forwards recommendations from this through the Corporate Policy Committee.

36 The first year of the Car Club was a successful pilot and helped the carbon team develop an understand of the demand from staff. In line with the current financial climate the council faces, the decision was made to streamline the offering to increase efficiency and reduce costs. This means that the fleet now consist of two electric vehicles located at Delamere house and the Environmental Hub. We will continue to engage with officers operating from Macclesfield Town Hall to understand their requirements.

37 We continue to explore with our highways colleagues about the possibility of developing a public offering of the car club model which potentially falls in line with LEVI funded on street EV charging. This has been shown to offer residents the chance to try electric cars before committing as well as reducing the amount of two car families in the area immediately surrounding the car club offering improving local parking conditions.

38 **Fleet**

39 The Carbon Neutral Action Plan baselined the carbon from council fleet at 3,543tCO2e and targeted a reduction of 30% to 2,498tCO2e. To date an increase of 14%, projects are in progress reduce the fleet footprint by 13%.

40 Our work time charge network has improved, with 28 new and upgraded charge points located at corporate offices at Delamere House, Macclesfield Town Hall and Westfields, plus the Environmental Hub, , Jordan Gate multi storey car park as well as Macclesfield & Congleton leisure centres. All new and replacement chargers are 22kw and the leisure centre locations have already proved popular with site users.

41 The decarbonisation of the council's operational fleet continues to be a challenging area for our carbon reduction efforts. Electric vehicle technology continues to mature and now offers workable solutions for many of our small to medium sized utility vehicles.

42 Funding was secured through the MTFS for the electrification of up to 90 vehicles. This project has been split into three phases representing the charge infrastructure locations. Phase 1 includes the installation of 22, 22kW overnight charge bays at the Environmental Hub, Middlewich as well as an ultra-fast 120kW back up charger. These projects require significant power upgrades, and the council was successful in securing an uplift from the district network operator from 400kVA to 2000kVA supporting the feasibility of decarbonising the operations at the Environmental Hub Site.

43 Phase 1A of the fleet electrification will include between 16-18 small vans, 3.5 tonnes tippers & boxed tail lift transits operated by our waste, street cleansing, trees & bin delivery teams. The mix of vehicles and teams reflects our approach to transition the fleet on a case-by-case basis and only when an electric vehicle can meet specification and fulfil the role required.

44 Phase 1B will involve the transition of the remaining bin delivery & street cleansing vehicles when the anticipated market offering meets the specification required.

45 Phase 2 will involve the installation of additional overnight charge bays for the ground's maintenance fleet located at the Environmental Hub. The precise number of vehicles will be determined following the ground maintenance review and whether the EV vehicle market can provide the specifications required.

46 Phase 3 will focus on the street cleansing and ground maintenance vehicles which service the north of the borough, located at our West Park depot. The installation of vehicle charging infrastructure at this location requires significant local grid upgrades and plans to install a new substation on council land at West Park are ongoing with Electricity Northwest. We anticipate that this will take place through 2024 and the fleet electrification will follow on during 2024/25.

47 The waste transfer station at the Environmental Hub Middlewich has also been identified as a feasible project to electrify the councils' activities. Specifically, the industrial shredder and material handler which process the residual waste from household bin collections. This will require some operational considerations due to the cabling requirements. The impact on emissions from transport will be significant on the successful completion of this project with a 3-5% carbon reduction predicted.

48 The RCV fleet still presents the most challenging aspect of the fleet electrification and there has yet to be a significant enough improvement in the electric offering to provide a solution.

49 **Waste and Water**

50 The Carbon Neutral Action Plan baselined the carbon from council waste and water at 144tCO2e and targeted a reduction of 16% to 121tCO2e. To date an increase of 121tCO2e has taken place.

51 The council has taken steps to reduce water usage.

52 Waste and water remain a very small aspect of the council's carbon emissions.

53 **Green Electricity**

54 The Carbon Neutral Action Plan targeted a carbon inset of 2191tCO2e from the purchase of green electricity.

55 All council buildings are now being supplied with green electricity backed by the Renewable Energy Guarantees of Origin (REGO) scheme which offsets a significant proportion of the emissions meaning all assets at CEC under our financial control consume 100% green electricity. This includes Leisure centres and Streetlighting. Since 2019, Schools under CEC energy framework benefit also from 100% green electricity.

56 It is recognised that the purchase of green electricity, while important, should not negate the need to reduce consumption.

57 **Nature Based Solutions**

58 The Carbon Neutral Action Plan targeted an inset of 3,529tCO2e from nature based solutions. To date projects have been commenced or completed to achieve 57% of this inset and there are sufficient pipeline projects to provide comfort that the full target can be achieved.

59 The council continues to work with partners to bring forward new sites for tree planting and other natural sequestration projects.

60 15ha of tree planting is taking place on Cheshire East owned land during the 2023/24 planting season, providing a carbon offset of 441tCO2e. This brings the total planting to date to 45ha.

61 The council has identified enough suitable land for tree planting to be confident of meetings it's targeted figure of 120ha by 2025. It is anticipated that circa 45ha will be planted in the 2024/25 planting season leaving 30ha to be planted before the end of 2025.

62 A review has been completed of the peat resources within the borough and the actions to be taken to ensure the peat remains of sufficient quality to sequester, rather than emit, carbon.

63 **Energy Insetting**

64 The Carbon Neutral Action Plan targeted an inset of 3,529tCO2e from the local generation of green electricity. To date projects have been commenced or completed to achieve 37% of this inset and there are sufficient pipeline projects to provide comfort that the full target can be achieved although there are significant risks as to the timescale for delivery of these projects.

65 The 4.1MW solar farm located at Leighton Grange, Crewe is nearing completion and will begin generating renewable electricity within the next few months. The electricity produced will be supplied to the council's in-vessel compost facility, managed by Biowise, with any surplus power generated being supplied directly to the grid.

66 As noted above the council has installed roof mounted PV across its built estate, primarily this solar is being used to offset the additional electricity requirements of providing spatial heating from air source heat pumps rather than gas fuelled boilers.

67 A review of council owned land assets was undertaken in 2021 with a view to finding those parcels of land with the potential for solar sites. From this review two additional sites were identified with potential for solar.

68 Following further feasibility studies a site has been identified with the potential for an 18MW solar farm supplying power to a private off taker. This project would fulfil the energy insetting requirements of the council's carbon action plan but is subject to securing planning permission, power purchase agreements and a contractor to complete

the installation and is therefore subject to risk.

69 **Wider Borough Influence**

70 Following the acceptance of the Wider Borough Carbon Baseline report in 2023 the council has continued to progress work towards the 2045 borough wide carbon neutrality target.

71 The primary focus has been the development of an initial five year action plan, a draft of which is attached (appendix one). The draft plan has been developed in consultation with council members and officers alongside specific interest groups including business groups, environment groups and town and parish councils.

72 The committee is requested to delegate authority to authorise officers to complete a full public consultation to ensure that the actions and priorities within the report are aligned to the priorities of local residents.

73 The draft action plan focuses on carbon emissions in the following areas: Domestic Buildings, Non-domestic Buildings and Industry, Transport, Agriculture and Land Use, Waste, and Energy Supply.

74 The draft plan contains the below principles for action:

Evidence-based

Linking actions back to the carbon footprint and emission modelling that has been carried out, to ensure the actions are guided by an understanding of the type and scale of interventions needed. This will also help with monitoring progress and impact.

Inclusive

Ensuring actions consider equity in order to improve the lives of those most marginalised and vulnerable in society and that climate action does not leave communities behind or negatively impact some groups of society.

Localised

Consideration of local priorities to ensure that actions tackle local concerns and use local opportunities. Actions are tailored to the specific context of Cheshire East and the borough's strengths to ensure they are relevant.

Collaborative

As outlined on previous pages, collaboration with stakeholders is key for achieving borough targets. Actions should seek to bring together stakeholders, create partnerships and remove barriers for others.

75 Summary - For Cheshire East to meet its 2045 target the council can use its influence and powers to accelerate action across the borough. Implementing the action plan will require significant resource, including collaborating with various groups so actions are implemented successfully and fairly. It is important to monitor the impact of actions to understand the progress towards the 2045 target.

76 Once the action plan is finalised, following a consultation with the public, a full monitoring framework will be established to enable the actions within the report and their impacts to be monitored and reported on during the five years.

77 It is recognised that much of the activity within the action plan is characterised as enabling activity. It is considered that this will provide a basis from which to increase more directly targeted actions during the next 5 – 10 years. It is intended that each service with the council will take responsibility for the influence of carbon reduction related to their service area. A member of each service to form a wider brough carbon officer group reporting to the carbon board and member steering group. Some areas of the Council may require additional officer support to undertake the carbon work, in particular carbon reduction of domestic buildings is a key priority for the action plan and hence the Council housing team may need additional resource.

78 It is also clear that the reduction of all areas of carbon emission within the boundaries of Cheshire East is not within the control of the council. There is therefore a focus on building relationships and enabling activities to allow those with the control over the emitted carbon to reduce it.

79 While the action plan is in development a select group of projects has been undertaken to begin the process of reducing the borough’s carbon footprint using the resources and influence of the council.

80 Cheshire East Council, in collaboration with Cheshire West and Chester Council and Warrington Borough Council, launched a Solar Together campaign. Working with ichoosr the scheme reached out to households within the sub-region to enable them to have a trustworthy mechanism for receiving a quote for the provision of solar panels and battery storage. It is anticipated that approximately 300 solar installations will take place within Cheshire East as a result of the scheme and that the small revenue expenditure of the council to issue the mailings will be full recouped. A second round of the scheme would possibly encourage additional solar installations, ichoosr experience is that a second round tends to be more successful than a first round.

81 Cheshire East Council has successfully applied for grant funding schemes to allow local councils and community groups to understand the routes to carbon reduction of their buildings and apply for capital assistance to begin the retrofit work needed. The Low Carbon Skills Fund grant provided 8 town councils with heat decarbonisation plans for their building and the Shared Prosperity Fund grant is providing a revenue facility for approximately 20 heat decarbonisation plans or energy performance certificates for community buildings within the borough. There is also a capital allocation to provide community groups with up to 75% of the capital required to retrofit their buildings to reduce the carbon footprint.

82 Cheshire East Council is also taking steps to understand the carbon footprint of its procurement activities and use this information to influence the companies within its supply chain.

Consultation and Engagement

83 There has been regular consultation with Council members through the Carbon Members Advisory Panel and officers through the Carbon Board.

84 Consultation will proceed on each individual reduction measure as part of the project development process.

85 The development of the Wider Borough Carbon Action Plan 2024-29 (Draft) has been the subject of consultation with council members, town and parish council members and special interest groups which has informed the production of the prosed actions.

86 To ensure we receive the maximum input this paper seeks permission for the draft report will be taken to a full public consultation process.

87 It is envisaged that the consultation will run from April 2024 over a period of 6 – 8 weeks with final dates to be publicised in due course. The consultation will have its own communications plan attached to ensure residents are actively engaged.

88 Following the public consultation a final Wider Borough Carbon Action Plan 2024-29 will be developed and brought back to the Environment and Communities Committee for a decision to adopt and implement, this is targeted to be September 2024.

Reasons for Recommendations

89 The above recommendations will continue to progress the Council's ambition to be carbon neutral for its own operations by 2025 and to influence carbon reduction across the wider borough.

90 The 2045 target for borough wide decarbonisation is a target that the council will not be able to meet without public support and partnership working. It is therefore important for all members of the public and other stakeholders to have the opportunity to contribute and comment on the action plan.

Other Options Considered

Option	Impact	Risk
Do nothing	There is an option to do nothing however this would severely curtail the Council's ability to meet its declared target of being carbon neutral for its own operations by 2025 and for the borough by 2045.	Risk that council does not reach its own targets and risk to those who will be most affected by climate change of inaction.
Purchase offsets	The Council has the option to purchase registered carbon offsets. This is not recommended as the offsets would be outside of the borough and lose the co-benefits of borough wide carbon reduction.	Risk that this moves the financial value of council intervention outside of Cheshire East

Implications and Comments

Monitoring Officer/Legal

91 The report asks Members to note progress against the existing Carbon Action Plan and for approval to go out to consultation on the Wider Borough Carob Action Plan. Consultation should be carried out at a

point where the Council is forming its plans and the responses can be taken into account when formulating a final plan for approval. It is proposed that following consultation, the final plan will be brought back to Committee for adoption.

Section 151 Officer/Finance

92 The Council's current Medium Term Financial Strategy (MTFS) includes a revenue budget to support the delivery of the Carbon Neutral programme. The revenue budget for 2023/24 was £266,000 and for 2024/25 is anticipated to be £202,000 The MTFS also includes several carbon neutral related capital schemes in furtherance of the council's operational carbon neutrality ambition, including £568,000 for Carbon Offset Investment (Natural Sequestration), £3,950,000 for Green Investment Scheme (Leighton Grange Solar), £14,180,000 for Solar Energy Generation at a second solar farm and £6,897,000 for Fleet EV Transition It is noted that the two solar projects fall under the invest to save model, the fleet EV transition is anticipated to cover its own costs through vehicle lease and fuel savings and the natural sequestration has attracted a significant level of grant funding in support.

93 The current MTFS has no allocation relating to the 2045 target for borough wide carbon neutrality. Funding associated with this target will be requested through the Council's Medium Term Financial Strategy (MTFS) process when the final detailed action plan is available.

Policy

94 The recommendations within this report are reflective of the priorities within the council's Corporate Plan 2021-25 and the vision for an open, fairer, greener Cheshire East. The plan includes the goal to be a carbon neutral Council by 2025.

An open and enabling organisation
Listen, learn and respond to our residents, promoting opportunities for a two-way conversation

Equality, Diversity and Inclusion

95 An equality impact assessment was undertaken for the Environment Strategy, of which the Carbon Neutral Action Plan forms a key element and concluded there are no adverse impacts on any of the protected characteristics. All residents are expected to benefit from taking action

on climate change. Further assessment will be needed to assess individual measures proposed in the action plan on a case-by-case basis.

Human Resources

96 Policy changes may have HR implications and will be consulted on before they are implemented.

Risk Management

97 A programme risk register has been developed and is attached (Appendix 3). Individual projects also maintain their own risk register and individual risks are managed or mitigated.

Rural Communities

98 Changes in land use to support the delivery of the carbon neutral goal may have an impact on rural communities. The land assessment has considered the competing priorities for different land parcels and given a rounded view.

99 It is recognised that rural communities have different needs with regards to issues such as transport and may require particular solutions.

Children and Young People including Cared for Children, care leavers and Children with special educational needs and disabilities (SEND)

100 As part of the wider communications strategy plans are in place to engage with children and young people through various channels.

Public Health

101 It is expected that reductions in carbon emissions and associated pollutants will have a positive impact on public health.

Climate Change

102 The matters within this report are concerned with reducing the council's carbon footprint.

Access to Information	
Contact Officer:	Ralph Kemp – Head of Environmental Services Ralph.kemp@cheshireeast.gov.uk
Appendices:	Appendix 1 – Cheshire East Borough Wide Carbon Action Plan 2024-29 (Draft) Appendix 2 – Equality Impact Assessment for Wider Borough Carbon Action Plan 2024-29 (Draft) Appendix 3 – Risk Register for Carbon Programme
Background Papers:	Cheshire East Carbon Neutral Action Plan

Borough-wide Carbon Neutrality Action Plan

2024-2029 Priority Actions

January 2024

Cheshire East Council

Contents

1. Introduction	Page 3
2. Guiding Principles	Page 8
3. Action Plan	Page 11
3.1 Overarching Actions	Page 14
3.2 Domestic Buildings	Page 19
3.3 Non-domestic Buildings and Industry	Page 24
3.4 Transport	Page 29
3.5 Agriculture and Land Use	Page 34
3.6 Waste	Page 38
3.7 Energy Supply	Page 42
4. Monitoring Framework	Page 46
5. Summary	Page 50
Appendix	Page 52

Cheshire East Council

01 Introduction

1. Introduction
Overview and Aims

Overview

In January 2022, Cheshire East Council announced a pledge to become a carbon neutral borough by 2045, five years ahead of the UK government's national 2050 target. This aligns with pledges made around the country by signatories to the UK100 target, which now represents over 50% of the UK population.

This report has been commissioned by Cheshire East Council to provide a detailed action plan which focuses on the next 5 years to ensure Cheshire East is on track and has actions in place to progress the borough toward carbon neutrality.

The report is structured as follows:

- **Chapter 1** introduces the work and recaps key information from evidence-based on the Borough-wide Baseline & Carbon Reduction Options report.
- **Chapter 2** sets out the guiding principles on how action will be taken forward and principles the action plan is based upon.
- **Chapter 3** outlines action areas across 6 sectors: Domestic Buildings, Non-Domestic Buildings, Transport, Agriculture and Land Use, Waste and Energy Supply.
- **Chapter 4** contains a monitoring framework to aid towards assessing progress towards the action plan.
- **Chapter 5** contains next steps for the council including how to take the action plan forward.

Further detail and methodology notes are provided in the appendix.

Aims of the Action Plan

- Highlighting the scale of action and collaboration needed across Cheshire East to achieve carbon neutrality.
- Understand the roles and responsibilities of the council and how to maximise this to support borough-wide action.
- Prioritise actions that will help not only reduce emissions within the borough but also provide co-benefits to its residents.
- Measure the impact of the actions they are taking to ensure they are on track to reaching their target.

Council and borough targets

Cheshire East Council have already developed an evidence base and action plan for the Council's own emissions and operations (i.e. their buildings and fleet). The Council set an ambitious target of 2025 carbon neutrality for their own operations and the Council is already delivering projects towards this. Progress against this is reported annually in the Carbon Neutral Progress Update.

The focus of this action plan and supporting analysis is on Cheshire East as a **borough** and how the council can play its part and support stakeholders in the borough to reduce emissions and collectively achieve a 2045 carbon neutral target.

1. Introduction
Work to date

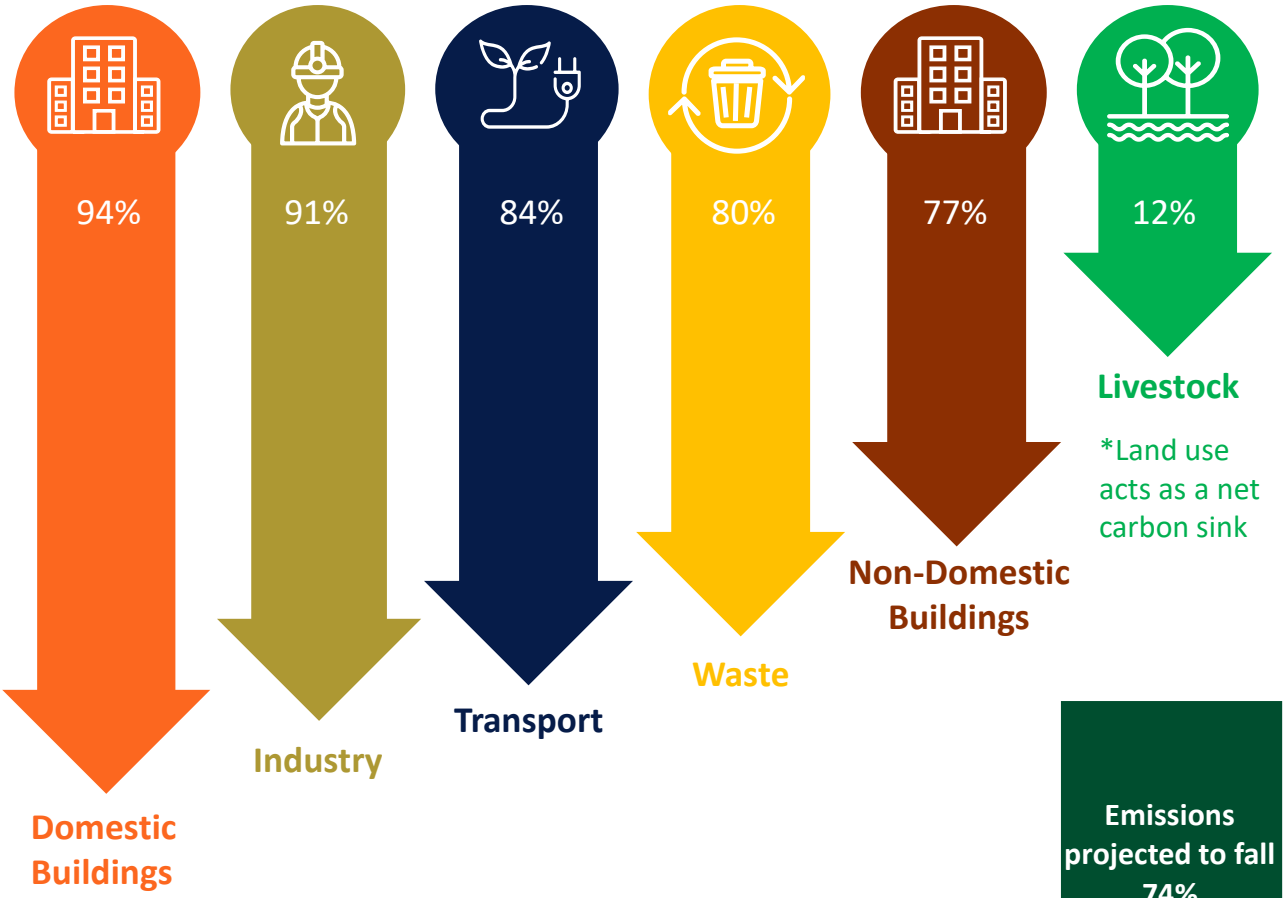
Previous work

Anthesis has previously provided an evidence-based report Borough-wide Baseline & Carbon Reduction Options to Cheshire East Council in order to determine the scale of action required and provide options on to deliver progress towards the Council's goal of becoming a carbon neutral brough by 2045.

The predecessor report provided:

- Borough wide emissions baseline and pathway options with the subsequent activities that would make significant contributions to emissions reduction.
- A range of mitigation options which were established for future emissions considering the borough's 2045 target.
- Examples of projects from across the UK were provided to encourage the next stages of action development.

Below illustrates the emissions reductions needed per sector, which have been drawn from the Borough-wide Baseline & Carbon Reduction Options Report.



Note: The Energy sector is not displayed here as it is integrated within the other sectors where the energy is used. Interventions to increase renewable energy supply are included in the emissions modelling.

Emissions projected to fall 74% by 2045 against 2019 levels

Open Fair Green

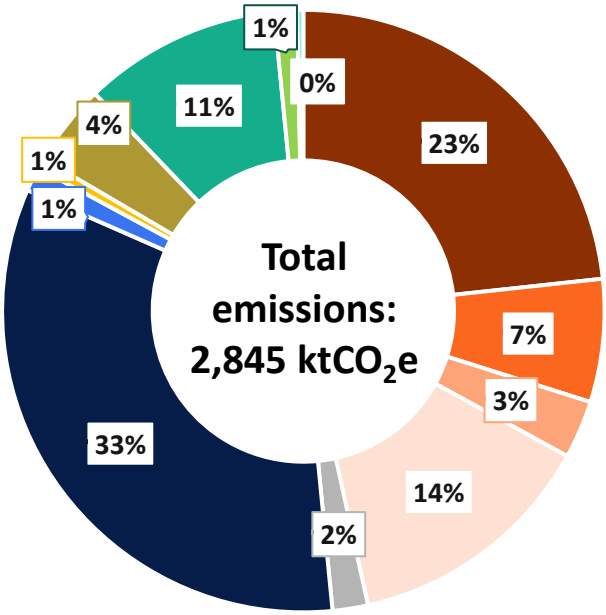
1. Introduction
Work to date

Borough-wide emissions baseline

Cheshire East's borough wide emissions for 2019 totalled 2,845 $ktCO_2e$. This value includes three greenhouse gases: carbon dioxide, nitrous oxide and methane, all of which are combined into one figure measured carbon dioxide equivalent ($ktCO_2e$).

The majority of emissions in Cheshire East come from buildings and facilities (48%) and transport (34%). Livestock (11%) and Industrial emissions (4%) are also significant sources.

The footprint boundary is established from a set list of activities under Scopes 1 & 2 from the Greenhouse Gas Protocol for city-wide emissions. Some of the sub-categories have been merged for Figure 1, the full list can be found in Appendix 1.



- Residential buildings: 23%
- Commercial buildings & facilities: 7%
- Institutional buildings & facilities: 3%
- Industrial buildings & facilities: 14%
- Fugitive emissions: 2%
- On-road transport: 33%
- Other transport: 1%
- Waste treatment and disposal: 1%
- Industrial processes: 4%
- Livestock: 11%
- Agriculture: 1%
- Land use: 0.3%

Figure 1: SCATTER 2019 inventory for the borough of Cheshire East shown by emissions sub-category. The total value for buildings and facilities includes residential buildings, commercial buildings & facilities, institutional buildings & facilities, industrial buildings & facilities and fugitive emissions. There may be rounding differences in the statistics presented, refer to Appendix 1 for a detailed breakdown.

Note: This page provides a summary of what was in the Borough-wide Baseline & Carbon Reduction Options Report. Please refer back to that report for more detailed information on Cheshire East's SCATTER Inventory. The percentage total may not add to 100% due to rounding.

1. Introduction
Work to date

Pathways towards a carbon neutral borough

The SCATTER Pathways analysis showed two pathways, business as usual and high ambition, compared against a Paris-aligned carbon budget.

The business-as-usual pathway refers to Cheshire East continuing its current trajectory (following national-led policy and grid decarbonisation); however, emissions only reduce by 17% by 2045.

Alternatively, the high ambition assumes Cheshire East goes beyond the current trajectory and is modelled on the maximum ambition levels of all SCATTER interventions. This leads to a higher emissions reduction (74%) by 2045. Even with the high ambition level, 604 $ktCO_2e$ will remain. Therefore, it is necessary to go beyond the SCATTER interventions.

Nevertheless, these interventions can be used to understand what needs to happen to achieve this scale of carbon savings. The focus now is on how to achieve this and developing actions which can be linked back to this evidence base.

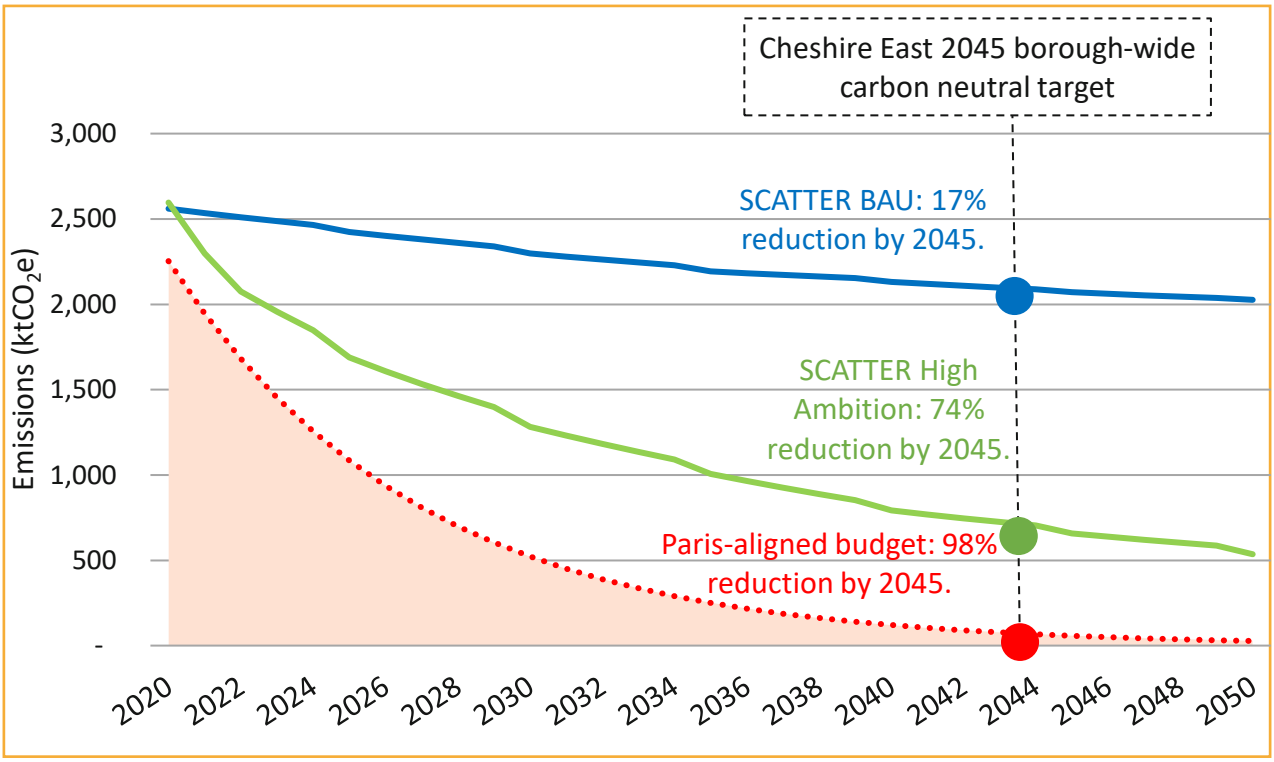
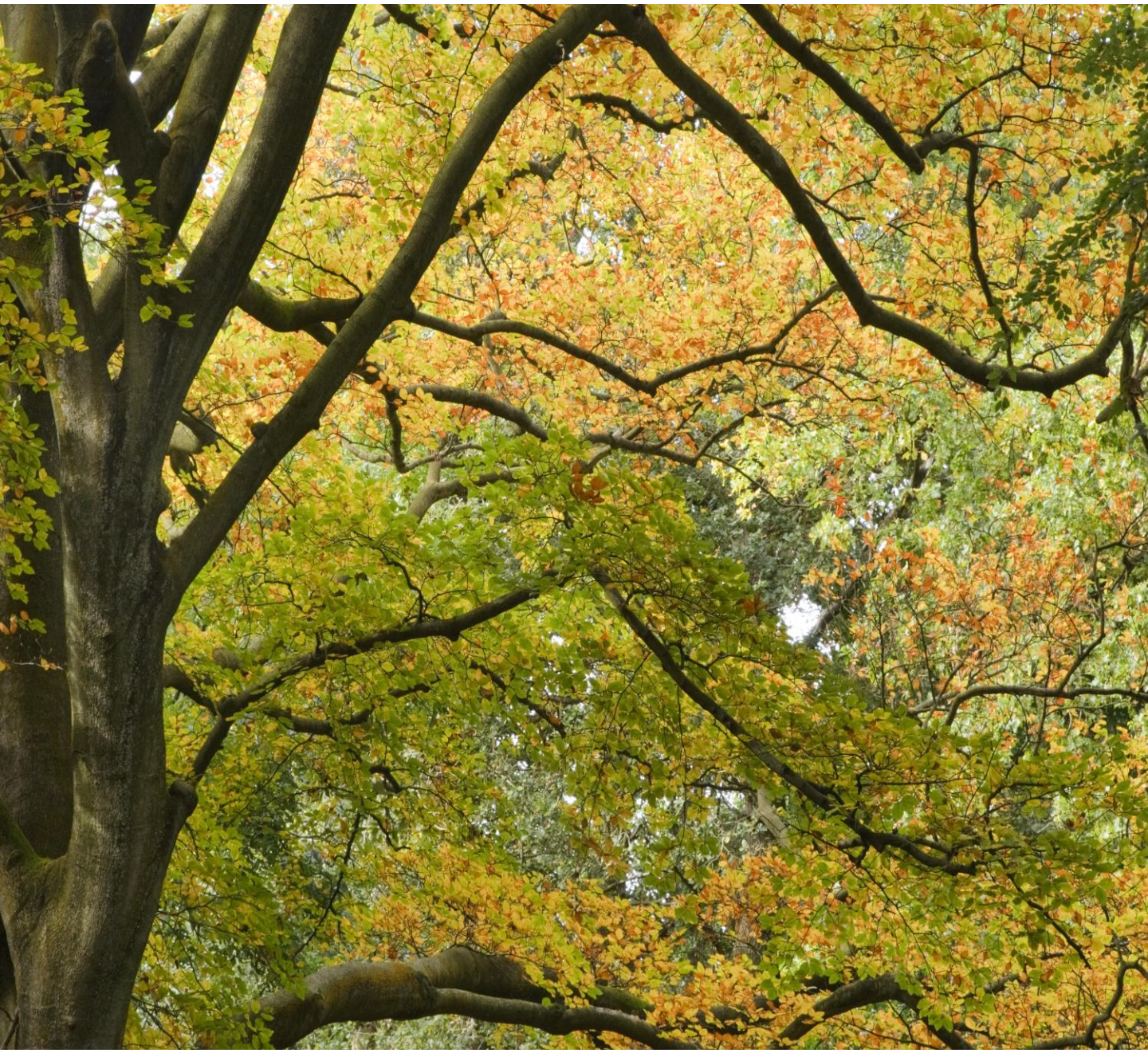


Figure 2: Future emissions pathway for Cheshire East (2020–2050). For more details on the Paris-align carbon budget from the Tyndall Centre, please see Appendix 2.

Note: This page provides a summary of what was in the Borough-wide Baseline & Carbon Reduction Options Report. Please refer back to that report for more detailed information on Cheshire East's SCATTER Pathways and overall analysis.

Cheshire East Council

02 Guiding Principles



2. Guiding Principles
Collaboration and the Council's role

The achievement of borough-wide carbon reduction will require action from multiple stakeholders in Cheshire East and the collaboration of the council, residents, communities, businesses, organisations and national government. The council alone cannot deliver a carbon neutral borough but are well-placed to understand local opportunities and barriers and provide support to stakeholders. They Council has responsibilities in their local area which can be used to enable and encourage action including setting the priorities for the area; working with council suppliers to provide low carbon services; creating a policy landscape that facilitates climate action; providing low carbon infrastructure; convening strategic partnerships; communicating guidance and best practice as a trusted information source and lobbying for further change and the needs of Cheshire East stakeholders. The Council can therefore provide leadership to the borough and work with stakeholders to deliver carbon neutrality in Cheshire East.

> "Local authorities are directly responsible for between 2- 5% of their local area's emissions. However, local authorities have many levers that can be used to deliver wider local action to reduce emissions and prepare local areas fora changing climate."
>
> - Committee on Climate Change (2020)

Based on this, the council has developed a set of **Guiding Principles** which will steer future council climate action and ensure that the council is maximising its role and influence to reduce borough-wide emissions.

Guiding Principles

Cheshire East Council is keen to encourage and enable carbon reduction activities across the borough by communities, public sector, private sector and third sector. The council recognises that it is unable to provide support to every activity and will therefore prioritise those projects where its available resources will make a material difference to the amount of carbon reduction that is possible.

Overarching recommendations:

1. All strategies, plans and policies created or refreshed by the council to incorporate carbon reduction and climate change considerations as a key element of their outcomes.
2. A member of each service area (and teams where relevant), to have carbon reduction as an element of their key roles and responsibilities. These officers to then form together an ongoing Carbon Board chaired by the council's Carbon Manager.
3. Cheshire East Council will continue to use its influence to encourage and enable carbon reduction activity to take place across the borough of Cheshire East and throughout the council's own supply chain.
4. Cheshire East Council will consider the impacts to vulnerable groups for any policy or action that will be taken.

2. Guiding Principles
Collaboration and the Council's role

To understand the type of actions within the council's remit and what they should prioritise, it is useful to consider the level of **influence** that the Council has over different emission sources.

Boundaries of Influence

The council's ability to influence stakeholders varies across the different emissions sources within Cheshire East. This is illustrated in Figure 3 the different bandings showing the different levels of **influence over emissions sources** in the borough. Depending on the emissions source, and the associated level of influence, the council may be better equipped either to take direct action, or to take a role in influencing or convening others through more "crosscutting" actions, such as lobbying national government.

It is worth noting that a degree of influence also extends beyond the borough boundary, where Cheshire East's demand (and supply) of goods and services creates emissions in supply chains in other parts of the UK and internationally. These are *consumption-based* emissions. They are not directly considered in this action plan as they fall outside of the boundary of the borough's carbon neutral ambition.

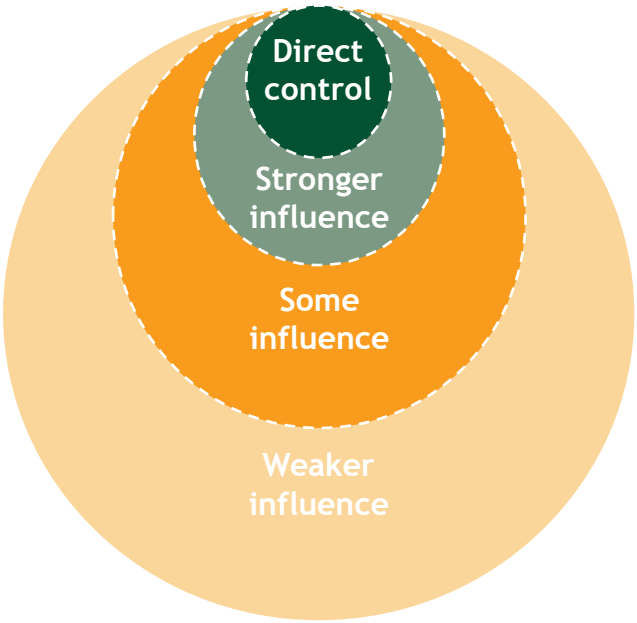


Figure 3: Cheshire East influence boundaries [*illustrative and not to scale*]

Table 1: Council degree of influence and the related emission sources

Influence	Description
Direct control	Emissions sources are directly owned or operationally controlled by the council. The council's Scope 1 and 2 emissions are estimated at 2,845 $ktCO_2e$.
Stronger influence	Owners and operators of emissions sources are clearly defined but are not directly owned or operated by the council. For example, some council procured or council led activities.
Some influence	Emissions sources do not relate to council owned/operated assets, procurement or council led activities; however, some convening power may exist with specific actors in Cheshire East (e.g., high street businesses).
Weaker influence	Owners and operators of emissions sources are not clearly defined, but still within the borough. Influence limited to lobbying central government, non-governmental organisation, trade associations and public behaviour (e.g., private vehicle ownership).

Cheshire East Council

03 2024-2029 Action Plan

3. Action Plan
Principles for action

The following principles have been defined to underpin the 2024-2029 Carbon Neutral Action Plan. They have been used throughout the development of the action plan to ensure the actions agreed are effective and comprehensive.

Evidence-based

Linking actions back to the carbon footprint and emission modelling that has been carried out, to ensure the actions are guided by an understanding of the type and scale of interventions needed. This will also help with monitoring progress and impact.

Inclusive

Ensuring actions consider equity in order to improve the lives of those most marginalised and vulnerable in society and that climate action does not leave communities behind or negatively impact some groups of society.

Localised

Consideration of local priorities to ensure that actions tackle local concerns and use local opportunities. Actions are tailored to the specific context of Cheshire East and the borough's strengths to ensure they are relevant.

Collaborative

As outlined on previous pages, collaboration with stakeholders is key for achieving borough targets. Actions should seek to bring together stakeholders, create partnerships and remove barriers for others.

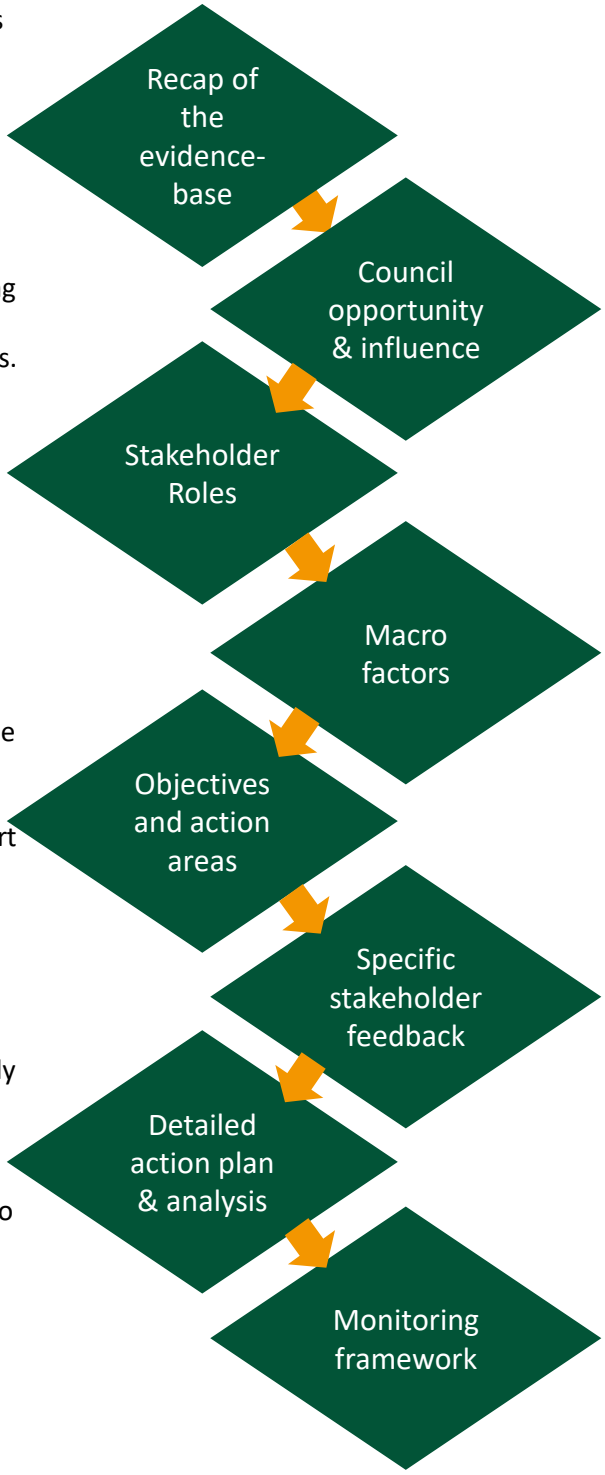
Reflecting stakeholder views

Throughout the process of developing this action plan, engagement with local stakeholders in Cheshire East to understand local context and identify any opportunities and barriers in working towards carbon neutrality has been key. It is essential that the actions reflect local views and that these are used to inform the principles around inclusivity, local action and collaboration.

Both internal and external stakeholders were consulted throughout the development of this plan, through 14 different workshops, interview and feedback sessions.

3. Action Plan
Process for developing actions

In order to develop the list of actions, the following steps have been taken to refine and develop a Cheshire East specific list. This was done by first establishing areas of **impact** by reviewing the evidence base alongside the council's opportunities to influence change, followed by developing **detailed** objectives, actions and implementation considerations.



- **Evidence base recap** - The first step involved reviewing the evidence base on the current context of each sector and the modelled carbon reductions milestones.
- **Opportunities for delivering progress** - The next step was to understand the council's influence within each sector so that the council understands its role in providing support. This was based on insights from engagement with the council, current policies and plans and research into best practice. Similarly, stakeholder groups were also defined for each sector to show the different actors that would need to be involved and what potential roles could be. This exercise was not exhaustive, nor did it aim to prescribe a set of actions but instead aimed to show where different groups could contribute. This ensured that the council's action plan could focus on how to support or enable stakeholder action. Other potential factors that might impact progress but are beyond the influence of the council were also considered.
- **Priority actions** - The above steps were then used to create a set of objectives or action areas where the council should focus its support. This was subsequently broken down into a list of more detailed actions, incorporating specific barriers or enablers raised during local consultation. In addition to the actions, a summary of equality considerations has been added to factor in how the actions may impact the wider society. A more detailed analysis of these actions including metrics for measuring success and potential resource requirements are included in Appendix 4.

Finally, a monitoring framework has been developed to help the council progress the action plan forward. Key performance indicators have been assigned to support tracking and assessing the progress of the actions.

Cheshire East Council

3.1 Overarching Actions

3.1 Overarching Actions

Introduction

Achieving the borough's target of carbon neutrality by 2045, will require a range of activities across the council's own operations. Cheshire East Council can positively impact their own carbon emissions through strategy and policy updates, procurement changes and educating staff.

Action area	Current context
Council footprint	The Council's footprint for 2018-19 was 15,447tCO_2e.
Council staff	The Council employs over 3,500 people working across around 500 services.
Procurement emissions	In the financial year 2021/22 emissions from contracts totalled 4,317tCO_2e. The majority of emissions was sourced from professional services and rentals.
Towns and Parishes	There are 12 town councils and 90 parish councils within Cheshire East.
Climate action groups	There are several local climate action groups operating in Cheshire East who have come together to form the Climate Action Alliance.

The Cheshire East Plan is the main overarching strategy, while the Carbon Neutral Action Plan includes actions for the council to prioritise in support of its carbon neutral 2025 organisational target. This also includes some enabling actions that will influence climate action across the borough with the council leading by action.

Opportunities for Delivering Progress

Council's influence: High

The main areas in this section consider actions the council can take internally to ensure its processes, people and decisions are aligned to its carbon neutral target. In addition, the council can maximise the partnerships and relationships it has to make the most of its wider influence to key stakeholders connected to the council.

As a result, the council has a high degree of influence over the Overarching actions. Internally, the council can make changes to internal processes and decisions to ensure that they consider the impacts on the carbon neutral ambition. This does occur to some extent already – the carbon impact of projects is reviewed in some cases, but not consistently, and these impacts are not always prioritised in the final decision. There is also an opportunity with the development of a new Cheshire East Plan for the council to prioritise climate action.

On its work with partners, the council has a slightly lower level of influence, as it cannot demand changes or effort from partner organisations. However, many local organisations are also committed to similar targets and there could be more for the council to do on maximising existing networks and partnerships to collaborate on action, share ideas and concerns.

3.1 Overarching Actions
Working Together

Cheshire East Council

Stakeholder Roles

Coordination among various stakeholders across the borough will be important to ensure lessons learned and best practice is shared. Efficiencies and economies of scale can be achieved if effective collaboration occurs with local stakeholders. The following table summarises some of the potential roles for identified stakeholder groups.

Stakeholder	Roles
All suppliers	Reducing emissions in the borough and across the council's wider footprint will rely heavily on suppliers to not only report their emissions and set targets but also to take actions to reduce emissions from their own operations. Reducing their own emissions, particularly those based in the borough will help contribute to borough-wide progress. Scope 3 emissions profile has been developed to support this.
Town and Parish Councils	The local Town and Parish Councils can help with coordination and implementation of actions across the borough. Capacity and resources are limited at Town and Parish Councils, therefore effective management across the Councils will be important.
Local businesses, organisations and residents	There will be specific roles for business, residents and other organisation in each sector but generally there is a need for engagement with guidance and programmes set up by the Council. Communication is needed between all stakeholders.
Public sector	Collaboration and engagement will be required across all public sector organisations in Cheshire East on accessing funding, leading by example and delivering on projects which have multiple benefits e.g. health and climate.
Voluntary, Care, Faith and Social Enterprise (VCFSE) sector	VCFSE organisations will also need to be involved and can embed sustainability practices within their business and day to day roles. The needs of the community or member of the community will need to be considered in changes. The organisations may also be able to help communities through their work.

Other factors to consider

The following factors could impact how quickly progress happens:

- **Competing priorities** – When working across different stakeholders across the borough, there will be competing concerns and agenda on how to reach net zero. The priorities of each stakeholder may be different which can be beneficial if lessons and resources are shared, but it could also potentially slow down action if it takes additional time to align activities.
- **Government policy and funding** – Changes to national policy and ambition and availability of funding for resources will help positively or negative enable local action.

3.1 Overarching Actions
Action Plan

Cheshire East Council

Priority Actions

The following actions outline how the council will support stakeholders and deliver on the identified opportunities outlined on the previous pages. The colour of the objectives refers to the level of carbon impact. Starting from lower carbon impact to higher carbon impact the order is blue, yellow, light green, dark green. A more detailed version of these actions including implementation considerations is included in Appendix 4.

Objective	2024-2029 Actions
Encourage and enable council staff to take climate action	Continue to provide education and enhance climate knowledge and explore rolling climate pledges for council staff.
	Every service area within the council to have a named position with a focus on carbon detailed within their role, these carbon champions to form a Wider Borough Carbon Board.
	Prioritise at least one person per team and all committee chairs and vice-chairs to be certified as carbon literate.
	Provide guidance and support on agile working practices to reduce unnecessary travel.
	Design a communication campaign, different to previous approaches, to inform people of the facts/urgency of the situation and motivate staff to proactively act and support activities.
Council policies and processes to prioritise reducing carbon and climate impact	Prioritise and consistently use carbon assessments in the decision process of projects and include carbon pricing into capital investment decisions.
	All policies, strategies and plans that are being developed or renewed to incorporate carbon reduction as a central pillar. Where possible, documents being reviewed to go through the Carbon Neutral team to explore options for carbon reduction. In particular, the upcoming Local Plan, Transport Plan, Corporate Plan and Local Wellbeing Strategy.
	Continue to explore divesting from fossil fuel investments in the council pension fund.
Reduce the council's supply chain related emissions	Assess and monitor the carbon impact of the Council's supply chain and local supply chain.
	Further embed carbon neutral consideration into Procurement Policy (reduce Scope 3 emissions), including through social value and increased weighting.

3.1 Overarching Actions
Action Plan

Objective	2024-2029 Actions
Develop partnerships with local organisations to deliver climate action	Engage with business support organisations and skills training providers to encourage take up of carbon reduction training in local businesses.
	Explore developing an ambassador programme for businesses to facilitate knowledge sharing and support collaboration.
	Identify external groups working on overlapping measures to work together e.g. Air quality steering group.
	Increase co-operation with local environmental and sustainability groups on local engagement and action.
	Work with other local organisations to have joint messaging on the benefits of climate action, in particular the health benefits.
Enable Town and Parish councils to take climate action	Support Town and Parish Councils with information on opportunities for grant funding schemes and potential projects.
	Explore collaborating with partners on roaming resident engagement sessions.
	Promote innovative communications at events with climate action at their core to raise awareness to local residents.
	Work with Town and Parish council to explore setting up dedicated support within the council for Town and Parish climate action and possible opportunities for funding this.
Support a regionally co-ordinated climate action approach	Explore collaboration on climate action with neighbouring authorities and sub-regions.
Explore avenues for generating finance for local low carbon projects	Explore the opportunities for green finance e.g. business rates and explore opportunities in for mechanisms in the way the council raises revenue to raise funding for green projects.
	Continue to promote investment in low carbon projects by the local community and local businesses through community grants schemes.

Equality Considerations

- Ensure that work with Town and Parish councils considers the variety in size and geography of the council areas and constituents, to ensure that resource is used in an equitable way.
- Ensure inclusivity and equality are embedded into the way in which Cheshire East Council operates and manages its sustainability work.
- Ensure projects the council is supporting have considered do not negatively impact certain communities and support inclusion, particularly of marginalised and excluded communities. Ultimately, the outcomes of the plan should work to reduce health inequalities resulting from climate change.
- All climate action should consider vulnerable groups, including the impact of action on communities and opportunities to prioritise action in area most in need.

Cheshire East Council

3.2 Domestic Buildings

3.2 Domestic Buildings
Introduction

Evidence Base Recap

The domestic buildings sector represents 23% of Cheshire East's total emissions. This sector covers emissions from households from which, fall into one of two categories; heating and hot water emissions and emission from lighting, appliances and cooking. These categories across the borough are approximately an 80:20 split.

Action area	Current context	Modelled milestones
New builds	1,562 new homes were completed in 2022 across Cheshire East. SCATTER modelled a 12,500 increase in the number of households by 2050. This is an estimate based on historical levels of growth and the actual levels of development will be established by the Local Plan.	• 7,200 households receive "medium" retrofit. • 57,500 households receive "deep" retrofit. • 9,600 new houses projected in SCATTER are built to Passivhaus standards. • Reduce energy demand for appliance, lighting and cooking by 31%. • 46% of heating systems are heat pumps or equivalent electrified systems, 54% met by gas/solid fuel systems. • 32% reduction in gas usage for domestic cooking, displaced by electric systems.
Energy Performance Certificate (EPC)	19% of domestic EPCs were rated B and above.	
Vulnerable households	18,475 properties are classed as in fuel poverty.	
Housing tenure	The 2021 census showed 16% of the market is private rental, 12% is social rented and 72% is owner occupied.	
Gas consumption	From 2010 to 2020, gas consumption fell by 2% borough wide, 12% per household.	

The Council has the Cheshire East Plan, Building Regulations, the Local Plan and the Housing Strategies as the main strategies in this area. The council mostly delivers energy efficiency improvements through central government grant schemes e.g. HUGS and SHCF. These schemes have been successful but that only apply to a small proportion of homes that meet the qualifying criteria, leaving many other homes unsupported. The council also has the Rural Action Plan in place which includes rural property actions.

Opportunities for Delivering Progress

Council's influence: Medium

In order to deliver improvements to homes the council relies on central government funding to be available, which is changeable and outside of the council's control. The council does have good networks with registered housing providers which could be maximised to encourage and drive improvements. The council has the ability to share information on grant opportunities to households that qualify (e.g. vulnerable households or rural communities) and does use this influence to encourage householders to take up schemes where relevant. The council has less ability to influence those who do not qualify for funded schemes and will need to provide guidance and information but cannot fund measures in those homes.

3.2 Domestic Buildings
Working Together

There is also opportunity to influence new developments via planning and the update to the local plan. However, ambition may be constrained by what is included in the National Planning Policy Framework and current building regulations. There are also competing priorities for new developments which may limit the extent to which carbon reduction is implemented so the council will need to explore how to balance this.

The private rental market is seen as difficult for the council to influence but there are networks with landlords that the council could use for engagement. The enforcement of Minimum Energy Efficiency Standard (MEES) and housing efficiency standards was seen as an area that the council was more reactive in but could use its powers to improve.

Stakeholder roles

As the sector with the largest emissions within the borough, it is critical stakeholders are meaningfully engaged to tackling emissions in domestic buildings.

Stakeholder	Roles
Registered housing providers	There will be a need to work with housing providers to improve housing stock and access government funding. There may also be a need for housing providers to engage with their tenants on energy saving.
Private Landlords	Landlords are required to meet certain energy efficiency standards so there is a need for landlords to make improvements to properties and exceed these where possible.
Homeowners	Given that a large proportion of homes are owner occupied, there will be a need for those able to pay to make improvements to their homes. There are barriers to retrofit but other improvements could also be explored such as smart meters. Residents can engage with energy advice and guidance, where applicable.
Developers	With the local plan review, developers have the opportunity to engage with plans to explore ways to further reduce carbon in new developments.
Retrofit providers	Skills we be needed from industry to deliver home improvements.
Regional Bodies e.g. North West Net Zero hub	There is a need to encourage and promote regional collaboration where best practices can be shared, such as the Regional & Authority Level Retrofit Assessment.
National Government	Further funding and grant schemes will be needed to aid the most inefficient and poorest households to have energy saving measures. Ambitious planning policy, building regulations and the phasing out of fossil fuels is needed.

Other factors to consider

The following factors could impact how quickly progress happens:

- **Skilled workers** – There are not enough qualified engineers and retrofit workers to meet the demand that is required. Engaging with education institutions will be important to ensure that there is a growing local workforce.
- **Government policy** – Policy changes to domestic heating systems can impact the roll out of heat pumps and other electrified systems.

3.2 Domestic Buildings Action Plan

Cheshire East Council

Priority Actions

The following actions outline how the council will support stakeholders and deliver on the identified opportunities outlined on the previous pages. The colour of the objectives refers to the level of carbon impact. Starting from lower carbon impact to higher carbon impact the order is blue, yellow, light green, dark green.

Objective	2024-2029 Actions
Support private rental market to improve energy efficiency of domestic properties	Improve enforcement of minimum energy efficiency standards to capture non-compliance, providing support to tenants and landlords where needed. Create mechanism to report landlords not meeting standards.
	Provide guidance and educational resources to landlords on the need to improve properties and the benefits of investing.
	Create green accreditation schemes for private landlords including access to finance, suppliers, installers and discounted EPC surveys as an incentive to the private rental sector to improve energy efficiency.
	Local Skills Improvement Plan to ensure skills to deliver medium and deep retrofit and engineering are within the local workforce.
	Improve enforcement of minimum energy efficiency standards to capture non-compliance, providing support to tenants and landlords where needed. Create mechanism to report landlords not meeting standards.
Planning supports net zero ambitions by increasing energy efficiency in new builds	Explore using the Local Plan refresh as an opportunity to increase ambition on the standard of net zero new builds and carbon reporting.
	Develop supplementary planning documents or other guidance to provide advice on improving energy efficiency, low carbon heating and renewables. Consider using Passivhaus or equivalent as the standard.
Support the development of net zero infrastructure	Engage with our Distribution Network Operators (DNOs) to plan for greater electrification of systems in households.
	Identify future residential developments that meet criteria for heat networks or heat network zoning.

3.2 Domestic Buildings Action Plan

Objective	2024-2029 Actions
Enable and advise vulnerable households to improve home energy efficiency	Support off-gas or rural communities to switch heating systems to sustainable sources through grant funding and awareness raising.
	Provide guidance and advice to households to publicise the availability of government funding for retrofitting and energy efficiency measures, such as ECO4 and ECO flex.
	Directly allocate available funding for retrofit or prioritise delivery of grant funding of low energy efficiency homes in the borough, for the most vulnerable households.
	Explore the use of green finance on how to retrofit homes (e.g. green mortgages).
	Continue to work with social housing providers to deliver grant funding and use lessons learnt to expand schemes in future.
Support homeowners and the able to pay market to improve energy efficiency of domestic properties	Provide information to residents on retrofit options where feasible.
	Create a strategy which establishes a framework for large scale residential retrofitting and the council's role within it.
	Set up means for residents to collaborate and showcase local examples of decarbonisation via council website.
	Continue to develop neighbouring sub-regional co-operation on housing, which could lead to sharing capacity and resources and supporting green finance opportunities.

Equality Considerations

- Households on low income may struggle to attain the benefits of retrofitting measures due to having a lack of access to upfront capital costs.
- Households which are affected by fuel prices and the rising cost of living, should be considered to make sure their health and wellbeing is not significantly impacted.
- Remote communities are more likely to require substantial intrusive measures due to hard to treat housing from being less likely to be connected to the mains gas and electricity.
- In the rental sector, the cost for some retrofitting measures may be passed on to tenants, who may or may not have the funds.
- Local businesses will feel time and cost pressure from larger businesses meeting their targets.
- Businesses will need to upskill workers to install electric heating.

Cheshire East Council

3.3 Non-Domestic Buildings & Industry

3.3 Non-Domestic Buildings & Industry Working Together

Influence of private businesses is more limited. For SMEs, some grant funding can be accessed and facilitated by local authorities but this is reliant on the provision of it. The council can use its connections with large businesses in the borough, particularly those which operate internationally and follow international best practice for reporting and target setting to facilitate knowledge sharing and best practice. The council can also encourage knowledge and resource sharing through social value offers, where appropriate. There may also be a role in convening and facilitating collaborative projects using business networks and clusters.

Stakeholder roles

Tackling emissions in non-domestic buildings requires coordination between multiple stakeholders given the different types of businesses and building owners across a whole borough.

Stakeholder	Roles
Public sector	Some public sector buildings can access grant funding for delivering energy efficiency improvements. Organisations in the public sector can work together and share best practice. Feasibility studies and match funding may be required for improvements.
SMEs	Although only small businesses, there is still a need for SMEs to reduce emissions from their operations. Monitoring energy usage and exploring grant funding or ways of financing improvements will need to be adopted. However, some SMEs may be tenants so will be limited in building interventions.
Large businesses	Large businesses could have a large impact by reducing energy consumption at sites. However, they are not always headquartered in the borough even if they do have significant operations, which can make it difficult for them to have autonomy to act locally. More efficient industrial processes will also need to be delivered by businesses.
Business Parks	There could be a role for businesses located in business clusters to collaborate and share resources on climate action.
Heritage building owners	Heritage buildings may present challenge as there are restrictions on development however it is still important that energy saving measures are made where possible.
National Government	Further funding and grant programmes will be needed to support businesses, particularly small businesses. Further policy and legislation on emissions reduction from industry can support decarbonisation. Ambitious planning policy, building regulations and the phasing out of fossil fuels is needed.

Other factors to consider

- **Government policy** – Changes to policies that impact energy efficiency, low carbon fuels and the uptake of renewables will be important to help give confidence to companies to implement interventions.
- **Innovation and competition** – Companies are increasingly setting their own science-based targets and seeing the pressure from investors and customers to make more sustainable choices. This may drive further demand and opportunities.

3.3 Non-Domestic Buildings & Industry Introduction

Cheshire East Council

Evidence Base Recap

Emissions from non-domestic buildings make the sector the second largest contributor to Cheshire East's emissions profile. There are four sub-categories within non-domestic buildings, the largest being industrial building and facilities (14%), then commercial buildings and facilities (7%), institutional buildings and facilities (3%) and the smallest is fugitive emissions (2%). Similarly, to domestic buildings, emissions within non-domestic buildings split into two categories at a ratio of 60:40; heating and hot water emissions and emission from lighting, appliances and cooking.

Action area	Current context	Modelled milestones
Display Energy Certificate (DEC)	In 2020, over 1 in 4 were rated E,F or G.	• Reduce heating demand in buildings by 17%. • 11% reduction in demand for appliances, lighting and cooking. • 46% of heating systems are electric, with the remaining 54% being supplied by non-electric systems. • Process emissions reduced: 26% for chemicals, 18% for metals, 22% for minerals and 73% other industries.
Businesses	As of 2023, there are 19,300 enterprises in Cheshire East.	
Small Medium Enterprises (SMEs)	Over 90% of businesses in Cheshire East are classed as SMEs.	
Gas consumption	1,700 GWh of gas was consumed in 2021 in Cheshire East.	
Listed buildings	There 2,637 listed buildings in Cheshire East.	
Public sector	In 2020, emissions from public sector buildings was 63.12 ktCO_2e. There are 155 schools in Cheshire East and 16 leisure centres.	

Building Regulations are the key policy managing new non-domestic property development. The Council's Asset Management Plan (AMP) also supports the Council's decision making about investment in its land and property assets to deliver its services.

Opportunities for Delivering Progress

Council's influence: Low

As this sector is largely owned and managed by public and private sector organisations outside of the council, most of the activities sit outside the council's direct influence. However, the council has significant influence over the buildings it owns, which form a small proportion of non-domestic buildings across the borough. The council has good relationships with other public sector organisations in Cheshire East (e.g. schools and leisure centres) and the council could support access to funding, feasibility studies and other public sector financing. The council could also use this network to convene public sector organisations to have a joined-up approach.

Through planning, the council can also play a wider role in the decisions around new developments, and the Local Plan can be an enabler to push forward better standards, however the need to align with the national planning framework has historically limited net zero ambition in this area. The council can use upcoming reviews of the Local Plan to influence improvements.

3.3 Non-Domestic Buildings & Industry Action Plan

Cheshire East Council

Priority Actions

The following actions outline how the council will support stakeholders and deliver on the identified opportunities outlined on the previous pages. The colour of the objectives refers to the level of carbon impact. Starting from lower carbon impact to higher carbon impact the order is blue, yellow, light green, dark green.

Objective	2024-2029 Actions
Enable and encourage businesses to support the borough's net zero ambition	Engage with managed business parks to share best practice and identify collaborative projects.
	Lever external support for low carbon research and innovation by businesses, building strengths sub regionally and nationally.
	Conduct feasibility studies for additional low-carbon energy networks in areas of high heat demand e.g. Town centres and industrial estates across the borough.
	Promote the adoption of heat networks, including through heat network zoning and planning.
	Encourage businesses to set net-zero targets and provide open reporting of energy and carbon data.
	Engage with the Cheshire and Warrington sub-regional and the Sustainable and Inclusive Growth Commission to deliver recommendations.
	Explore opportunities to be involved in Net Zero North West Cluster Plan and maximise the local benefits of such a scheme.
	Explore a climate pledge related to decarbonising buildings for all businesses in the borough.
Provide tailored support to SMEs to monitor and reduce their footprint	Provide guidance and support to SMEs to monitor annual energy usage and create mechanism to report this.
	Continue to support businesses in accessing green finance and grants by providing staff resources for guidance and advice (e.g. shared prosperity fund).
	Rural lead to continue and expand work supporting businesses to increase energy efficiency and development of plans.

3.3 Non-Domestic Buildings & Industry Action Plan

Objective	2024-2029 Actions
Planning supports net zero ambitions by increasing energy efficiency in new builds	Investigate using Section 106 developer contributions and Community Infrastructure Levy to deliver net zero infrastructure.
	Explore using the Local Plan refresh as an opportunity to increase ambition on the standard of net zero new builds and carbon reporting.
	Use existing networks (e.g. Local Government Association (LGA)) to lobby for increased ambition in National Planning Policy Framework (NPPF).
Provide guidance to owners of listed buildings on options for decarbonisation	Provide guidance and best practice and promote knowledge sharing through the sub-region on listed building retrofit. Support owners to understand eligibility for funding and options for retrofit.
Enable and encourage public sector and community groups to support the borough's net zero ambition	Share lessons learnt and lead the way for others in the borough by decarbonising the council's own property.
	Use relationships with schools and leisure centres to support them with access to finance for retrofit and provide guidance on decarbonisation.
	Use the existing sustainability network to share knowledge and build collaboration opportunities. Explore ways the council can support this group.
	Support community groups and charities to decarbonise their buildings and activities.
	Engage with large public sector bodies and wider public sector partners, such as the police, to find synergies. Work collaboratively with, and support, NHS Trusts in working towards their net zero ambition through e.g. Heat Networks and joint procurement.

Equality Considerations

- New developments can be poorly equipped to future climate risks if not taken into account.
- Most small – medium businesses are tenants, which provides a barrier to retrofitting. Furthermore, the upfront capital cost for retrofitting may be too much and therefore lower operational costs will be missed out.
- Larger businesses achieving ambitious standards will likely apply pressure to local trade in cost and time.
- Many larger enterprises take a portfolio approach to retrofitting, which may lead to sites in Cheshire East becoming deprioritised.

Cheshire East Council

3.4 Transport

3.4 Transport

Introduction

Evidence Base Recap

Transport is the largest contributor (34%) to the carbon emissions profile for Cheshire East. The majority of emissions are associated with on road transport (33%), which includes all private and freight travel, while the remaining 1% is attributed to waterborne, rail and off-road vehicles (other transport).

Action area	Current context	Modelled milestones
Active travel	In 2021, 35% of people regularly walk or cycle 5 times per week.	• 25% reduction in the average number of passenger miles travelled per person. • 5% reduction in the share of miles driven on roads. • Share of passenger miles increases 5% through active and public transport. • 89% of private vehicles are EV (electric vehicle) or HEV (hybrid electric vehicle). • All buses and trains are electric. • Road freight milage reduces by 9% and the efficiency per mile travel increases by 71%.
Car ownership	75% of the mileage on Cheshire East's roads in 2019 were from private cars and taxis.	
Public transport	The average number of bus journeys per person in 2021 was 6.	
Ultra-low emission vehicles (ULEV)	4,500 of registered vehicles are ULEV.	
Heavy and light goods vehicles (HGVs/LGVs)	0.2% of HGVs/LGVs were electric in 2021.	

The Local Plan also includes some policies around minimising journey times. The Cheshire East EV Infrastructure Strategy is the key document outlining delivery of infrastructure to enable electric vehicle use. The Cheshire East Highways Asset Management Strategy focus on council assets. The Local Transport Plan and Local Transport Development Plans outline the actions and potential schemes to improve the transport network to support the borough. The extent to which these strategies prioritise environmental implications needs to be considered, given the potential competing priorities arising.

Opportunities for Delivering Progress

Council's influence: Medium

The council has a higher influence over transport and highways assets that the council owns and operates but is not able to change assets outside of its control. Planning requirements need to be considered with relation to the infrastructure needed to facilitate these changes. There are opportunities with updating the Local Transport Plan which can support and influence change in this sector. The council has the ability to provide infrastructure including cycle ways, public footpaths, bike storage and EV charging in owned car parks. By providing infrastructure and guidance to individuals and businesses, the council can use its wider influence to encourage the use of lower carbon travel options including active travel and electric vehicles. The council can influence access to buses, particularly rural buses but is more limited on national rail services. Lack of resource was mentioned as a barrier to the council, encouraging more behaviour change and the extent to which this is within the council's remit has been challenged.

The council's influence over external organisations on transport is limited but the council should still use existing networks to engage, particularly with larger companies who may have their own climate ambitions. There may be existing relationships with taxi companies via licensing for raising awareness.

3.4 Transport
Working Together

Freight transport is an area where the council will have very limited ability to influence and requires transport authorities and industry to change, though there could be opportunities to explore strategic logistics sites as part of the council's Economic Strategy.

Stakeholder roles

Reducing transport emissions will require coordination from multiple stakeholders to ensure there is an efficient way for people to travel from point A to point B.

Stakeholder	Roles
Health sector	Communications advocating for active travel options can have their outreach extended by collaborating with the health sector.
Schools	Schools are a priority area to ensure that measures are implemented to improve air quality. Schools can play a role raising awareness with parents and pupils and ensuring measures are in place for safe active travel and public transport.
Businesses	Businesses have a key part in supporting employees with sustainable travel options. Guidance on travel planning will need to be distributed by to employees and facilities such as bike storage, showers and EV charging can support staff. Incentives could also be provided. In line with the other interventions in this sector, commercial vehicles will also need to shift to alternative fuels and where possible journeys reduced.
Residents	A large part of this sector relies on residents being able to uptake active travel, public transport and EVs. Whilst it is important this is enabled by the council, there will still be a need for behaviour change from people to choose more sustainable options where possible.
Freight	Freight makes up a significant part of transport emissions so there is a role for freight companies to consider local consolidation and decarbonising vehicles. Although many will operate beyond the boundary of Cheshire East.
National Government	Funding for infrastructure will be needed to support councils to deliver sustainable travel options. There also needs to be ambitious policy and phasing out of fossil fuel vehicles.

Other factors to consider

- **Behaviour change** – Cheshire East is a heavily car dependent area which will require a significant shift in behaviours for residents to switch to active travel options. This change may occur quicker or lower than desired but will rely on a trusted infrastructure system to encourage the change.
- **Technology changes** – Council policies will need to stay flexible enough to allow for the consideration of new innovative technologies. Stakeholders will need to stay on top of emerging changes.
- **Level of coordination** – For the transport sector in particular, it requires increased coordination between different stakeholders as people do not move just within the borough but also to neighbouring local authorities. Understand where the demand is for travel will be important and ensuring that there are low carbon options available for those commutes.

3.4 Transport Action Plan

Priority Actions

The following actions outline how the council will support stakeholders and deliver on the identified opportunities outlined on the previous pages. The colour of the objectives refers to the level of carbon impact. Starting from lower carbon impact to higher carbon impact the order is blue, yellow, light green, dark green.

Objective	2024-2029 Actions
Planning supports net zero ambitions by prioritising low carbon transport options	Explore options to encourage developers to create neighbourhoods with good access to services and public transport and active travel infrastructure/facilities (e.g. bike racks, wide and well-lit pavements).
Enable and support schools to reduce their emissions	Work with schools and academies in the borough to encourage active travel, set up walking buses and provide cycle workshops.
	Explore the possibility of restrictions on idling through anti idling campaigns, introduce parking zones and road closures near schools during peak hours.
	Engage with schools to identify opportunities for new or extended school bus routes.
Support decarbonisation of freight	Encourage and support council suppliers and other businesses to utilise rail freight or waterborne opportunities as opposed to HGVs.
	Review opportunities for freight consolidation and loading restrictions, (including personal deliveries) in town centres, to reduce last mile emissions.
	Encourage the use of local suppliers through setting up "meet the supplier" events and promote the benefits of consolidating journeys in forums and business groups.
Encourage businesses to reduce business related journeys and support their staff to use sustainable transport options	Facilitate flexible and agile working practice for businesses through supporting development of co-working spaces.
	Encourage businesses to offer incentives to staff to use more sustainable transport e.g. active travel, public transport and EVs.
	Encourage businesses, particularly large employers to develop a sustainable travel plan including providing facilities for active travel (e.g. cycle to work scheme, bike racks) and infrastructure for EV and alternative fuel (e.g. Hydrogen) to support their staff to make sustainable travel choices.
Support commercial vehicles to switch to EV	Engage with businesses on route optimisation techniques and provide guidance on the benefits of switching to EVs.
	Engage with taxi companies on the benefits of switching to EVs and barriers to switching fuels.
Encourage residents to use more EVs	Provide guidance on travel planning, and the benefits of switching to EVs, so residents can make informed choices.

3.4 Transport Action Plan

Cheshire East Council

Objective	2024-2029 Actions
Improve infrastructure for lower carbon transport options	Install EV infrastructure in identified strategic sites across the borough to support the switch to EVs, in line with the EV charging strategy.
	Continue to deliver on EV infrastructure strategy including measures on buses, taxis, off street parking and DNO engagement.
	Ensure all new road building and road maintenance projects minimise their carbon impact.
	Explore the opportunities to expand active travel corridors defined by those set out in the Cheshire East local cycling and walking infrastructure plan.
Use plans and strategies to increase active travel and disincentivise higher carbon transport options	Identify sites of high active travel footfall and consider measures which will encourage a greater uptake and provide safe and clean areas for residents.
	Continue to deliver on Air Quality Action Plan including developing active travel strategy, low emission strategy, website updates and school resources.
	Consider schemes that have been implemented elsewhere such as emissions-based charges, low emission zones, workplace charges to encourage the switch to EVs and consider potential impacts of this.
Enable communities to have more low carbon, accessible and reliable public and shared transport options	Work with industry partners to decarbonise public transport across the borough e.g. switching buses to 100% electric.
	Use the Local transport plan to explore how we can develop a public transport offering which reflects the needs of residents in each geographical area.
	Support demand responsive transport and promote car club developments across the borough.

Equality Considerations

- The lack of accessible active and public travel infrastructure may limit vulnerable and differently-abled groups, therefore private vehicles may be their only option. There could be a need for more specialist services and/or equipment which might not be not available locally.
- Improvements in active and public travel options need to consider vulnerable populations and equity to ensure improvements benefits are not just seen in more affluent or already well-connected areas.
- Low-income residents are less likely to be well served by decentralised services and the high cost of public transport compared to private vehicle use will act as a barrier. It is unlikely that these communities will switch their ICE vehicles to EVs due to the current costs and lack of proper infrastructure.
- Businesses may have to switch to EVs if they are within a congestion or emission zone. This will cause a high upfront cost which some businesses may struggle with.
- Communities in rural areas of Cheshire East will most likely rely on their private vehicles as public transport is not feasible.

Cheshire East Council

3.5 Agriculture & Land Use

3.5 Agriculture & Land Use Introduction

Evidence Base Recap

The agriculture and land use sector accounts for 12.03% of Cheshire East's carbon baseline. There are three sub-categories that contribute to this value are livestock (11%), agriculture (1%) and land use (0.3%). Livestock and agriculture are sources of emissions stemming from farm animals and crop farming practices, respectively. Land use acts both as a source and sink for emissions due to changes in the land's use and the natural environment taking up carbon.

Action area	Current context	Modelled milestones
Land use type	70% of land in Cheshire East is classified as agricultural, as of 2022.	• 12% reduction in the number of livestock. • Increase lone tree planting to the equivalent of 50 trees per hectare. • 24% in forest coverage and a 7% decrease in grassland.
Livestock	1.8 million poultry, 140,000 sheep, 125,000 cattle and 8,000 pigs as of 2020.	
Non developed land	91% of land is classed as non-developed in Cheshire East in 2022.	
Council-owned land	Over 2,600 land and building assets under Cheshire East ownership.	
Tree coverage	Lone tree coverage for 2020 was approximately 45 trees per hectare.	
Woodland	In 2022, 9,250 hectares across Cheshire East was classed as woodland or forestry.	

The Green Infrastructure Plan is the council's main plan covering the natural environment and outlines the aspirations for a comprehensive and connected green infrastructure that will meet the needs of people and nature in the 21st century; to pass on a better environment to the next generation. This outlines the four reasons to invest in Cheshire East's natural green infrastructure, one of which is climate change.

The Local Plan also includes some policies around the use of land, while the Environment Strategy covers how the council will address the issues in agriculture and land use. Cheshire East Greenspace Strategy covers the management and connection of green space to maintain health and wellbeing and biodiversity while the Landscape Scale Partnership Strategy sets out how the council will work with National Trust to effectively manage land in the north of the borough. The protection of peatland is also a priority of the council following a study into the Peatlands of Cheshire East and their environmental importance.

Opportunities for Delivering Progress

Council's influence: Medium

The council has significant influence over land that it manages and owns, to best understand the most beneficial use of that land in relation to biodiversity, carbon sequestration and sustainable land management practices. The council has less influence over the activities and practices of local landowners on their land but has an opportunity to showcase leadership and provide guidance on sustainable practices. Planning is also a key enabler in ensuring sustainable land use while considering biodiversity implications and can impact new developments.

3.5 Agriculture & Land Use
Working Together

A particular focus will be on agricultural land, the council has limited influence over farming and farming practices, but it is a key sector for the borough and there are existing networks to engage with. Peatland is also a priority but some of this is on privately owned land so the council must use its influence to raise awareness and work with other landowners.

Stakeholder Roles

Protecting and enhancing the agricultural sector will be greatly help the borough in increasing its carbon sequestration potential. There are a number of land-owners and land uses to consider:

Stakeholder	Role
Farmers	As a significant land use in Cheshire East is agriculture, farmers are a key stakeholder. They have a role in engaging with this agenda and exploring more sustainable farming practice where possible.
Landowners	There are a number of private landowners in Cheshire East that can also play their part by protecting and enhancing green space and biodiversity. There will be a need to engage with the council and other landowners.
Education	Colleges, in particular, Reaseheath College, offer Agricultural courses to help support and shape the future of farming. The colleges can help increase agricultural skills in the local workforce.
Local communities	The use and continued protection of green spaces from local communities will be important to ensure that they are maintained. Volunteer and community groups are often the champions of these efforts and support tree planting efforts.
National Farmers Union	The NFU can help communicate the importance of climate change and sustainability. They have the ability to coordinate nationally and align on guidance and information provided to farmers.
National Government	There is a need for ambitious policies on new developments and support for the agricultural sector to reduce emissions.

Other factors to consider

- **Ownership of assets** – A continued assessment of the ownership of assets that could plant trees, create new wetlands and wildlife zones, and create public green spaces will be important. As ownership changes, engaging with these landlords will be critical to ensuring green infrastructure remains a priority.
- **Biodiversity and ecology** – Plans must ensure carbon reduction and sequestration opportunities do not overtake wider environmental impacts and cause adverse effects on biodiversity and local ecosystems.
- **Changing diets** - There may be a shift in diets that could impact livestock in Cheshire East as people shift to local, seasonal and plant-based foods. The extent at which this behaviour change happens will impact the livestock industry.

3.5 Agriculture & Land Use Action Plan

Cheshire East Council

Priority Actions

The following actions outline how the council will support stakeholders and deliver on the identified opportunities outlined on the previous pages. The colour of the objectives refers to the level of carbon impact. Starting from lower carbon impact to higher carbon impact the order is blue, yellow, light green, dark green.

Objective	2024-2029 Actions
Support the farming community to encourage regenerative and sustainable farming practices	Review the Farms strategy and Agricultural Land Holdings to maximise opportunities to reduce carbon emissions.
	Continue to engage with the National Farmers' Union (NFU) and other key agricultural stakeholders to provide guidance on sustainable farming practices.
Maximise carbon sequestration, support biodiversity and use sustainable land practices on council owned land	Where possible, restore, retain and protect existing land uses which store carbon dioxide on council-owned land. E.g. allow community groups to grow and upkeep wildflower verges and small grass areas.
	Update the Green Infrastructure Action Plan to include Landscape-scale projects, town and service improvements.
	Work with town councils and other local community groups to deliver tree planting and other sequestration activities as well as management of trees, especially in flood prone areas.
Planning supports net zero and biodiversity ambitions	Ensure tree cover, green infrastructure and Biodiversity Net Gain (BNG) is considered for all new developments through the new Local Plan by mandating for a minimum level of tree coverage in new developments, in line with the Carbon Neutral ambition.
Support local land owners to maximise carbon sequestration, support biodiversity and use sustainable land use practices	Raise awareness through business networks and provide guidance to businesses on tree planting and local offsetting.
	Where possible, avoid any degradation in healthy peatlands and restore as much degrading peat (which acts as a carbon source) as possible by working with landowners.
	Engage with local land owners and key stakeholders on land use issues and ways in which the council can provide support.

Equality Considerations

- Lower income areas are less likely to experience green infrastructure projects as there is a lack of spaces and services to develop them.
- Shifting agricultural practices should put farming communities at the heart of a just transition, ensuring communities are not left behind and are able to benefit from climate action.
- The agricultural sector may require knowledge sharing/ upskilling if agricultural practices are required to change.
- Businesses with lack of information on climate risk may lead to projects or developments occurring on sensitive or risk-prone areas.

Cheshire East Council

3.6 Waste

3.6 Waste
Introduction

Evidence Base Recap

The waste sector represents 1% of Cheshire East's emissions but consumption in Cheshire East results in emissions in other areas nationally and internationally outside of the borough's boundary.

Action area	Current context	Modelled milestones
Household waste	In 2021, the total collected household waste was 199,826 tonnes of waste, of which 56.3% was sent for recycling.	• 24% reduction in the volume of waste. • Increase recycling rate to 66%.
Commercial waste	The commercial and industrial sectors generate more waste than households. In 2021, the council collected 3,663 tonnes of waste from non-households. There are other waste providers which collect commercial, industrial and construction waste.	

Cheshire East already has a Municipal Waste Management Strategy 2030 which includes high level objectives to reduce household waste, increase recycling and work in partnership with other organisations. A Minerals and Waste Plan has also been developed for the borough. All of the waste collected is diverted from landfill by sending for composting, reuse, recycling and energy recovery. Commercial and Industrial waste in the borough may be collected by other waste management providers, but the council can still offer recycling services or use its connections with businesses to raise awareness of better recycling and reuse.

Opportunities for Delivering Progress

Council's influence: Low

The council can reduce waste produced on their own premises and from their own operations, but the majority of waste in the borough will be produced by other stakeholders including residents, businesses and other organisations. However, the council does have an opportunity to influence this through the provision of information and guidance in household waste collection and disposal services; including kerbside collection, recycling centres and litter bins) and by providing education and guidance to stakeholders. The council is also the waste planning authority which means they can develop planning policies to sustainably manage waste for new developments.

An important part of reducing waste is in the design of products to be more sustainable (e.g. ability to repair, recyclability), the council has a limited ability to influence this but could work with local manufacturers or encourage buying of more sustainable products including within their own procurement. For recycling, there needs to be demand or a market for recycled materials. It is challenging for the council to influence this as markets will extend beyond Cheshire East and require intervention at a larger scale.

3.6 Waste
Working Together

Cheshire East Council

Stakeholder Roles

Given the number of waste producers and macro factors at play in the waste sector, a number of stakeholders will need to be involved to deliver the waste interventions.

Stakeholder	Roles
Residents	Residents have a role to play in reducing household waste and increasing recycling and reuse where possible. Individuals can engage with campaigns and resources on how to recycle and reduce waste, engage in community initiatives (e.g. food redistribution, repair shops) and consider the sustainability of products they buy.
Businesses and industry	Commercial and industrial waste makes up a significant proportion of waste generated in borough and so there is a need for organisations to reduce waste, reuse and recycle where possible. Organisations should embed principles of circular economy into their business models and consider opportunities to reduce waste in supply chains.
Other local organisations e.g. NHS, police, schools	Schools and educational institutions can promote good waste practices in young people as well as reducing waste from their operations. There are already schemes in place with schools in Cheshire East to support this. There is also a role for other public sector bodies such as healthcare (e.g. Cheshire East Partnership) to reduce waste where possible and create a waste management plan.
National Government	There is a need for national government to lead the way through upcoming policies such as Extended Producer Responsibility. Food waste collection, Deposit Return Schemes and standardisation of waste collection. There may also be a role in encouraging markets for secondary recycled materials.
Manufacturers	Sustainability should be factored into product design and so manufactures or organising developing products should consider and review the opportunities to improve this.
Other waste collection and disposal providers	Other waste collection and disposal providers should ensure clear information is provided on what can and can't be recycled and work with the organisation collecting from to minimise waste and contamination.

Other factors to consider

The following factors could impact how quickly progress happens:

- **Government policy** – Changes proposed as part of the national Resource and Waste Management Strategy, the timing and level of ambition will impact on the delivery of waste interventions.
- **Secondary market for materials** – As referenced early, it is important to have a well-functioning secondary market for the use of recycled material to reduce the need for new materials.

3.6 Waste Action Plan

Cheshire East Council

Priority Actions

The following actions outline how the council will support stakeholders and deliver on the identified opportunities outlined on the previous pages. The colour of the objectives refers to the level of carbon impact. Starting from lower carbon impact to higher carbon impact the order is blue, yellow, light green, dark green.

Objective	2024-2029 Actions
Improving waste services to enable waste reduction and circular economy	Develop a circular economy roadmap for the borough, mapping material flows within the area to identify opportunities for circularity and co-location.
	Encourage other waste collectors to review their waste processing and impact of RCVs.
	Respond to consultations and engage with national government on changing legislation to push ambition and plan for implementation.
Raising awareness amongst residents of the waste hierarchy and supporting initiatives that enable reuse	Support community groups to develop sharing/circular economy e.g., repair café, library of things, community fridge, food redistribution centres.
	Continue to work with organisations and develop own campaigns to deliver education and awareness raising on waste reduction, recycling and food waste.
	Continue to engage with schools and other educational institutions to raise awareness and support young people to understand waste reduction and recycling.
Improving waste services to enable waste reduction and circular economy	Encourage businesses to segregate their waste including their commercial organic waste to reduce food waste through incentives and sharing best practice.
	Signpost businesses adopting good waste or recycling practices or offering services that support circular/sharing economy to recognise activity and to share knowledge.

Equality Considerations

- There are often higher costs for more sustainable products which may exclude lower income groups from accessing these.
- Impacts on vulnerable and disabled residents who require more products in daily life such as the use of disposable items.
- Ensure areas with higher populations of vulnerable groups have access to sufficient waste collection provisions.
- Consider the protection of waste collection jobs through changes to collection.
- The impact beyond Cheshire East should also be considered, including the impact on informal waste collection.

Cheshire East Council

3.7 Energy Supply

3.7 Energy
Introduction

Evidence Base Recap

The energy sector focuses on decarbonising the energy system within the borough; more specifically, increasing low carbon energy generation and the decarbonisation of the national grid.

The SCATTER model assesses the amount of installed technology that is required to meet local demand using local generation. Therefore, the data refers to the scale of technology required to meet demand rather than the type of technology.

Action area	Current context	Modelled milestones
Electricity demand	For 2021, the total electricity consumed for Cheshire East was 1,612.1 GWh.	• Increase small scale wind capacity to 153 MW. • Increase large onshore wind capacity to 93 MW and offshore wind capacity to 203 MW. • Increase small scale solar PV capacity to 461 MW. • Increase large scale PV (major power producers) capacity to 447 MW. • Increase small- and large-scale hydro capacity to 14 MW.
Fuel type	The national split of fuel type in 2021 was at a ratio of 0.63:0.35:0.02 for gas, electric and solid fuels.	
Off gas houses	10% of homes in Cheshire East are not connected to the gas grid.	
Renewable types & capacity	Energy capacity in 2019 was across five technologies; onshore wind (0.33 MW), solar PV (54.16 MW), Hydro (0.33 MW) and biomass (7.84 MW).	

The Local Plan includes guidance on considerations for planning new renewable energy installations and improvements to buildings to include renewables.

Opportunities for Delivering Progress

Council's influence: Medium

The council has some areas of higher influence in increasing renewable energy installations: on the council's own estate or land and in enabling installations through planning applications. The council can identify suitable assets and land that are viable for renewable energy installations and is already conducting feasibility studies to assess this viability. Cheshire East's Plan is a key enabling policy in this. The council can also play a role in supporting and enabling other organisations to encourage installations by showcasing leadership and providing guidance as well as working with other public sector bodies on accessing finance for renewables.

The council has less influence over installations businesses and individuals make on their properties, however planning plays a key role in enabling these installations. There could be opportunities to feedback through consultations on updates to the local plan and National Planning Framework to improve guidance and enable more renewable energy installations to be approved. There is also an important role for the council in working with the District Network Operator to plan for future energy demand.

3.7 Energy
Working Together

Cheshire East Council

Stakeholder Roles

Addressing energy supply will require a range of different stakeholders and roles for groups due the nature of energy generation and infrastructure. There are, however, a number of stakeholders that can contribute.

Stakeholder	Role
Public sector	Public sector can install renewables on their buildings or access public sector funding where available to do this. This may be part of a whole building approach to improvements.
Businesses	Businesses will be responsible for their own procurement and installation of renewables.
Residents	For energy supply, the role of residents is mainly installations on their own properties e.g. solar panels. However, not all properties will be suitable, and it would require upfront investment.
District Network Operators (DNOs)	The DNO will be important for the roll out of infrastructure and support to not only the council but also businesses and residents.
Community Energy Groups	Community energy groups provide opportunities to access grants and other funding sources while also providing a direct benefit to residents.
National Government	As with other sectors, there is a need for funding or incentives for renewable energy installations. There may also be barriers in planning policy that national government can work to address. The government will need to provide leadership on national grid decarbonisation and large-scale renewable projects e.g. offshore wind.

Other factors to consider:

- **Cost of renewables** – a key barrier is the high upfront cost of installing renewables which requires either grants or funding schemes to cover. Return on investment needs clarity to ensure this can be considered against upfront cost.
- **Battery storage** – storage is a key enabler for efficient renewable use within the boundary and can help provide long term energy security, however high upfront costs can be a challenge.
- **Energy prices** – changing energy prices may create difficulty in understanding the true return on investment of renewables.
- **Planning** – National and local planning policy may discourage or be a barrier to renewable installations in some locations.

3.7 Energy Action Plan

Cheshire East Council

Priority Actions

The following actions outline how the council will support stakeholders and deliver on the identified opportunities outlined on the previous pages. The colour of the objectives refers to the level of carbon impact. Starting from lower carbon impact to higher carbon impact the order is blue, yellow, light green, dark green.

Objective	2024-2029 Actions
Provide advice to residents on increasing renewable energy generation	Provide support and guidance on setting up community led energy schemes and groups. Explore partner organisation/initiatives to help deliver and promote this.
	Provide information on the benefits of installing renewables on property and on how residents can go about this e.g. use existing Solar Together guidance on how to find an installer.
	Assess options for decarbonisation in off-gas and rural areas.
Increase local renewable generation through work with key local partners	Explore ways to expand on or develop opportunities around large-scale energy generation and storage solutions in collaboration with key businesses. Where appropriate, engage with larger landowners to review opportunities for renewables.
	Provide guidance to businesses on the benefits and options available for renewable energy: Green energy procurement, Power Purchase Agreement (PPAs), Local generation, solar buy back.
	Review council's own land for renewable potential and consider other priorities for land.
	Coordinate action with our DNOs (Distribution Network Operators) to have better forward plans to decarbonise rural areas and towns.
Ensure new developments incorporate renewable energy technologies	Develop a Local Area Energy Plan that will provide priorities for energy demand reduction and opportunities for renewables.
	Review opportunities to promote renewables and increase the requirements for renewables in the Local Plan.
	Provide technical guides and general guidance on applying for planning permission for renewable technologies, including for key businesses.

Equality Considerations

- Residents in rented homes do not have the ability to instal renewable infrastructure, but landlords are unlikely to invest in high-cost installations when they do not recoup the investment from a reduction in bills.
- Consider how renewable energy can support areas with high populations of vulnerable groups to ensure energy security, reduced bills and improved health.
- More remote communities can benefit from increased energy security and reliability from renewables. For large scale renewable infrastructure, the council and businesses will need to engage with local communities to ensure their voices are heard and reach agreement with landowners that considers and supports current usage (e.g. as agricultural land).
- Businesses will face a high upfront cost to switching to renewable energy due to the installation and the electrical infrastructure to manage decentralised power.

Cheshire East Council

4 Monitoring Framework

4. Monitoring Framework

Introduction

With so many stakeholders contributing to the success of meeting the carbon neutrality target, a framework to monitor progress is critical. Monitoring, refers to the ability to understand and track climate actions being taken in the area and their impact. Reporting, is the ability to present and share these outcomes. This could be internally or externally, in line with existing reporting principles or commitments, or aligning with an external reporting mechanism such as CDP Cities.

Why monitor and report on climate action?

Monitoring and reporting is widely agreed to be key to credible, long term climate action. This is illustrated in the climate action cycle in Figure 4 across, which, is based on C40 Cities guidance on City Monitoring, Evaluation and Reporting. This guidance also underpins the thrust of the recommendations in this section. The cycle in Figure 4 illustrates how Monitoring and Reporting ensures continued improvement over an extended period and can also feed into decision making around timeframes for when strategies and plans need updating and refreshing.

It is also important for transparency and accountability. Monitoring climate action gives councils and other stakeholders the ability to demonstrate progress and quantify the benefits of climate action. This can aid future decision making by indicating where climate action has been most successful, and most challenging. This can also support collaboration by supporting communicating on progress and highlighting areas for partnership working.

Figure 4: The Climate Action Cycle illustrates the typical journey a borough will take when undertaking climate action. This helps to create a cycle of continuous improvement and growing ambition. Adapted from C40 Cities.

Monitoring Framework Principles

The steps below outline the recommended stages needed to develop a monitoring framework.

1) Develop governance structure: The first step is to set up a governance structure to establish both who is responsible for actions across the borough and who is responsible for monitoring this system. This will also need to consider avenues for sharing information and data.

2) Identify indicators: This involves selecting indicators that will be used to assess progress and whether the desired outcomes are likely to be delivered. It should be possible to identify how each metric links to the borough's targets.

3) Monitor, evaluate and report: Progress needs to be reported in a transparent way. The changes reflected in the data should be evaluated in a progress report and communicated with stakeholders.

4. Monitoring Framework Principles

1. Develop governance structure

This can be broken down into the following two steps:

Developing partnerships and engaging key stakeholders - This refers to the coalition-building process to determine which stakeholders take "ownership" of different actions. An exercise needs to be done to assign responsibility for delivery of actions across the borough, which requires a strong partnership between public and private sector organisations, both across the borough itself as well as wider networks. Cheshire East can use existing networks and forums to support this.

Setting up the governance structure for monitoring - Once responsibility has been established, the governance of the reporting framework must be set up to allow effective monitoring and reporting. The key themes are:

- **Co-ordination** – Assigning roles and responsibilities for monitoring different elements of the framework. This will require co-ordinating with stakeholders, partners and internal staff to identify metrics, collect data and report findings.
- **Data collection process** – Setting up systems to collect and analyse data as well as identifying new potential data sources. Factors such as the type of data collected, expectations for data quality and data management need to be defined.
- **Communication** – Determining how the findings and data collected will be communicated and who it will be shared with. There are different formats available for reporting progress which can be evaluated.

2. Identifying indicators

The next stage is measurement and incorporating some degree of "impact" analysis. This involves selecting data sources which can be used to indicate the level of progress made across 3 levels.

- **Greenhouse Gas Inventory -** Broadly, progress towards the borough's emissions targets will be recorded by changes in the borough's carbon footprint. This will provide an indication of the overall direction of progress across the region and by sector or sub-sector.
- **Key Performance Indicators -** Using only emissions data to measure progress can pose a challenge because it is only available two years in arrears, and it may not provide the necessary detail to understand how different programs or changes have impacted emissions. Therefore, there is a need for key performance indicators (KPIs) that can act as more useful proxy for measuring progress within a reporting year. The indicators identified track progress against Cheshire East's objectives to illustrate how emissions are being reduced. These indicators do not need to be carbon focused.
- **Project Tracker -** By examining projects that are occurring across Cheshire East, a better indication of the action taking place across the objectives can be gained. This helps the borough better understand where time, resource and investment is occurring. It is still challenging for emissions data to be provided on an action-by-action level and monitoring the specific impacts of a project in this way is difficult. However, it is recommended that Cheshire East track progress at a project level as well.

4. Monitoring Framework
Principles

3. Monitor & Report

Monitoring - This requires developing data collection and management systems to ensure the data can provide the evidence needed for each indicator. It is important to develop a management strategy which covers the following factors: data needs, data systems, transparency, responsibility and quality assurance.

Evaluation - Cheshire East must evaluate actions periodically following the monitoring stage. Robust evaluation provides a critical assessment of changes in monitored parameters and data as a means of informing future activity. A good evaluation process provides an explanation for the causality between an action and its measured impact; in other words, identifying why measured changes have been recorded and what has created them, whilst holding the relevant stakeholders to account. This is ultimately used as the basis to revise the scale or resource for each action and share learnings between stakeholders and partners. Evaluation should be carried out alongside reporting cycles after a defined period, whilst monitoring is a continuous process.

The process itself is essentially an assessment of observed changes in the performance indicators of each action according to pre-defined criteria, designed to identify the extent of progress. This assessment should be carried out collaboratively with the affected owners and stakeholders for each action. The evaluation process serves to bridge the gap between observed progress of each action and reporting; translating progress into a narrative which can then be used to communicate successes. In the case of actions with little or no observed progress, these evaluation criteria also help to identify the required changes necessary to get back on track.

Reporting - The final piece of this framework is the reporting of progress in an accessible and transparent way. For this, there needs to be a clearly defined internal and external reporting process. It will be important to supplement quantitative metrics with qualitative narrative to help understand the reasons, challenges and opportunities associated with the metrics. This narrative is key in communicating the progress towards net zero and maximising opportunities.

Cheshire East Council

5 Summary

5. Summary
Taking this forward

Cheshire East Council

Summary

This report sets out an action plan and a monitoring framework to be implemented in order to be a carbon neutral borough by 2045. To meet this target, Cheshire East will need to take into account the following recommendations:

- **The Council should use its influence and powers to help accelerate action across the borough.** The council will be unable to provide support to every actor and action and will require support from stakeholders across the borough to play their part. The council will need to prioritise projects where its resource and influence will make the most impact.
- **Collaboration across the borough is required by communities, public sector, private sector and third sector.** These stakeholders will need to use existing and new networks and forums in order to build capacity and share expertise.
- **Significant resource is required to implement the action plan.** Additional resource and officer time will be required within the council (especially the Housing team) to ensure that strategies, plans and policies can be refreshed and created to consider climate change. It would be beneficial to have an officer in service area who has carbon reduction as an element of their role. In addition, knowledge and expertise will be required to ensure that the council can effectively engage and deliver projects.
- **When implementing climate actions, equity must also be considered.** It is crucial that actions go beyond just achieving carbon reductions but also provide other co-benefits such health outcome improvement, equality and equity considerations. This should consider (but not limited to) low-income households, vulnerable populations, and remote communities.
- **Measuring progress against the action plan is critical.** Even though the council is not responsible for delivering all of the actions outlined in this action plan, coordination will be required to ensure the borough is on track to meeting its target. Transparently reporting progress, measuring the impact being made against the metrics identified and communicating to stakeholders will be important to ensure actions are being implemented effectively.

Next Steps

To take forward this action plan the next steps are recommended:

- **Communicate and engage stakeholders**: Begin identifying key stakeholders to communicate the action plan and start identified roles and responsibilities.
- **Prioritise equitable climate action:** The action plan recommends actions that need to occur in the next 5 years. However, actions will need to be prioritised to ensure they enable further action. The council will need to consider resource, funding, impacted communities and carbon potential when evaluating which actions they should deliver first.
- **Delivery plans:** The action plan recommends actions that need to occur in the next 5 years. Delivery plans will need to be produced to ensure teams across the Council are able to manage available resources.

Appendices

Appendix 1- SCATTER Inventory	Page 53
Appendix 2 – Carbon Budgets	Page 54
Appendix 3 – Current Context References	Page 55
Appendix 4 – Detailed Actions Methodology Notes	Page 58
Appendix 5 – Detailed Actions	Page 59

Appendix 1 – SCATTER Inventory

Cheshire East Council

Sub Sector	DIRECT Scope 1 tCO_2e	INDIRECT Scope 2 tCO_2e	OTHER Scope 3 tCO_2e	TOTAL tCO_2e
Residential buildings	489,754	172,839	NO	762,406
Commercial buildings & facilities	81,945	105,763	26,969	214,676
Institutional buildings & facilities	65,779	22,964	12,074	100,817
Industrial buildings & facilities	256,705	128,838	65,752	451,296
Agricultural fuel use	34,678	4	8,254	42,937
Fugitive emissions	54,057	-	NE	54,057
On-road	942,413	IE	405,099	1,347,512
Rail	14,473	IE	3,444	17,917
Waterborne navigation	13,009	IE	IE	13,009
Aviation	NO	IE	211,286	211,286
Off-road	9,408	IE	NE	9,408
Solid waste disposal	7,323	-	IE	7,323
Biological treatment	NO	-	IE	-
Incineration and open burning	1,729	-	IE	1,729
Wastewater	6,945	-	NO	6,945
Industrial process	125,404	-	NE	125,404
Industrial product use	0	-	NE	0
Livestock	301,822	-	NE	301,822
Land use	9,482	-	NE	9,482
Other AFOLU	NE	-	NE	-
Electricity-only generation	NO	-	NO	-
CHP generation	NO	-	NO	-
Heat/cold generation	NO	-	NO	-
Local renewable generation	30	NO	NO	30
TOTAL:	**2,414,923**	**430,408**	**832,693**	**3,678,055**

Notes:

- SCATTER calculates a territorial emissions profile and therefore excludes emissions from goods and services generated outside the borough (also referred to as consumption emissions).
- Within the SCATTER model, national figures for emissions within certain sectors are scaled down to a local authority level based upon a series of assumptions and factors.
- The inventory data presented here relates to the 2019 reporting year as emissions are reported two years in arrears.

IE	Included Elsewhere
NE	Not Estimated
NO	Not Occurring
	Included as part of profile
	Excluded as part of profile

Appendix 2 – Carbon budget analysis

Cheshire East Council

What is a carbon budget?

A carbon budget is a fixed limit of cumulative emissions that are allowed over a given time in order to keep global temperatures within a certain threshold.

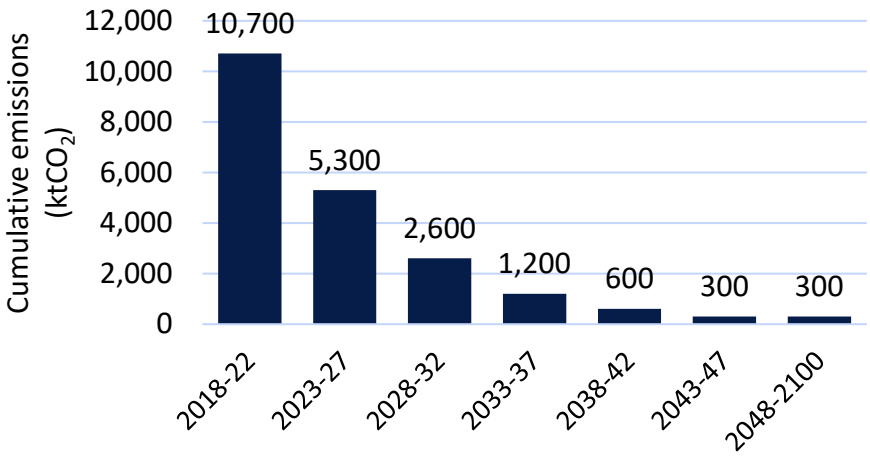
The Tyndall Centre Carbon Budget

The Tyndall Centre for Climate Change Research, based at the University of Manchester, have translated the Paris Agreement targets of limiting temperature change below 2°C into a fixed emissions 'carbon budget' for each local authority. There are two key ideas underpinning their research:

1. **The carbon budget is a fixed amount:** A global emissions limit represents the total emissions allowed before the 1.5°C threshold for greenhouse gas concentration is crossed. This global "budget" can then be scaled down to a national level, and finally, a regional level.
2. **Emissions now mean impacts later**: The most crucial element of this approach is understanding the importance of cumulative carbon emissions. Once emitted, carbon dioxide remains in the atmosphere for many years, contributing to increasing the average global temperature. The carbon budget does not reset; it represents a fixed upper limit to emissions. These two principles mean that the annual reduction rate of emissions becomes very important. Cumulative emissions and the scale & speed of action in the short-term are crucial in meeting the targets of the Paris Agreement.

Results for Cheshire East

- To keep Cheshire East aligned with the Paris Agreement, emissions should be reduced by 13.6% each year.
- Between 2005 and 2017, the average annual emissions reduction rate in Cheshire East was around 3%, highlighting the ambitious action required to meet the Paris Agreement targets.
- If Cheshire East continues along a business-as-usual pathway, the carbon budget (2020 – 2100) will be exceeded before 2030 and this could happen as soon as 2026.
- By 2041, 5% of the budget remains, provided that Cheshire East achieves the recommended annual reduction rate.



The chart above describes the carbon budget targets based on the recommended annual reduction rate. Slight differences in scope mean that direct comparisons of this budget with the cumulative emissions from SCATTER Pathways trajectories should be taken as an estimate only.

Appendix 3 – Current Context References

The table below contains source data for all current context statistics given within the Action Plan section of the report.

Sector	Current context	Source
Overarching Actions	Council footprint	https://moderngov.cheshireeast.gov.uk/ecminutes/documents/s76206/Carbon%20Neutral%20Action%20Plan%20-%20appendix.pdf
Overarching Actions	Council staff	https://moderngov.cheshireeast.gov.uk/ecminutes/documents/s83067/MTFS%202021-25%20-%20app%20B%20-%20annex%201.pdf
Overarching Actions	Procurement emissions	https://moderngov.cheshireeast.gov.uk/ecminutes/documents/s76206/Carbon%20Neutral%20Action%20Plan%20-%20appendix.pdf
Overarching Actions	Number of Towns and Parishes	https://www.cheshireeast.gov.uk/council_and_democracy/voting_and_elections/town_and_parish_councils/town_and_parish_councils.aspx#:~:text=There%20are%2012%20town%20councils,size%20and%20profile%20for%20each.
Overarching Actions	Climate action groups	https://groups.friendsoftheearth.uk/join``
Domestic Buildings	New builds	https://app.powerbi.com/view?r=eyJrIjoiZjg4NWI1MjMtZTRkNC00MGM4LWFkZTItMjdlODc4YWEwOTdhIiwidCI6ImJmMzQ2ODEwLTljN2QtNDNkZS1hODcyLTI0YTJlZjM5OTVhOCJ9
Domestic Buildings	Energy Performance Certificate (EPC)	https://www.gov.uk/government/statistical-data-sets/live-tables-on-energy-performance-of-buildings-certificates
Domestic Buildings	Vulnerable Households	https://www.gov.uk/government/statistics/fuel-poverty-detailed-tables-2023-2022-data
Domestic Buildings	Housing tenure	https://www.ons.gov.uk/visualisations/censusareachanges/E06000049/
Domestic Buildings	Gas consumption	https://www.gov.uk/government/statistics/regional-and-local-authority-gas-consumption-statistics
Non- Domestic Buildings and Industry	Display Energy Certificate (DEC)	https://www.gov.uk/government/statistical-data-sets/live-tables-on-energy-performance-of-buildings-certificates
Non- Domestic Buildings and Industry	Businesses	https://www.nomisweb.co.uk/reports/lmp/la/1946157071/report.aspx#tabidbr

Appendix 3 – Current Context References

Sector	Current context	Source
Non- Domestic Buildings and Industry	SMEs	https://www.nomisweb.co.uk/reports/lmp/la/1946157071/report.aspx#tabidbr
Non- Domestic Buildings and Industry	Gas consumption	https://www.gov.uk/government/statistics/regional-and-local-authority-gas-consumption-statistics
Non- Domestic Buildings and Industry	Listed buildings	https://www.cheshireeast.gov.uk/environment/heritage_natural_environment/conservation_listed_buildings/conservation_listed_buildings.aspx#:~:text=The%20majority%20of%20the%202%2C637,interest%20and%20worthy%20of%20preservation.
Non- Domestic Buildings and Industry	Public sector	https://www.gov.uk/government/statistics/uk-local-authority-and-regional-greenhouse-gas-emissions-national-statistics-2005-to-2020 https://www.cheshireeast.gov.uk/schools/school_organisation/school_organisation.aspx
Transport	Active travel	https://www.gov.uk/government/statistical-data-sets/walking-and-cycling-statistics-cw
Transport	Car ownership	https://scattercities.com/pages/pathways-methodology/
Transport	Public transport	https://www.gov.uk/government/statistical-data-sets/bus-statistics-data-tables
Transport	Ultra-low emission vehicles (ULEV)	https://www.gov.uk/government/statistical-data-sets/vehicle-licensing-statistics-data-tables#all-vehicles
Transport	Heavy and light goods vehicles (HGVs/LGVs)	https://www.gov.uk/government/statistical-data-sets/vehicle-licensing-statistics-data-tables#all-vehicles
Agriculture and Land Use	Land use type	https://www.gov.uk/government/statistical-data-sets/live-tables-on-land-use
Agriculture and Land Use	Livestock	https://scattercities.com/
Agriculture and Land Use	Non developed land	https://www.cheshireeast.gov.uk/council_and_democracy/your_council/council-land-and-property/property_for_sale_and_to_let/council-asset-ownership-and-management.aspx

Appendix 3 – Current Context References

Sector	Current context	Source
Agriculture and Land Use	Council-owned land	https://opendata-cheshireeast.opendata.arcgis.com/datasets/736df6086fd34dd7ac6820aabe6096f3_0/explore?location=53.178076%2C-2.459787%2C9.99
Agriculture and Land Use	Tree coverage	https://scattercities.com/
Agriculture and Land Use	Woodland	https://scattercities.com/
Waste	Household waste	https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables-202122 https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables-202122
Waste	Commercial waste	https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables-202122
Energy Supply	Electricity demand	https://www.gov.uk/government/statistics/regional-and-local-authority-electricity-consumption-statistics
Energy Supply	Fuel type	https://scattercities.com/
Energy Supply	Off gas houses	https://www.gov.uk/government/statistics/sub-national-estimates-of-households-not-connected-to-the-gas-network
Energy Supply	Renewable types & capacity	https://scattercities.com/

Appendix 4 – Detailed Actions Method Notes

Current context - Whilst the carbon footprint can be broken down into subsectors, the data is not available to break this down into the owner or stakeholders involved. However, there are other types of non-carbon data that can be used to provide context as to where emissions likely come from and who has most influence over them. This data has been pulled out to support the council in prioritising where to focus action and build an understanding of who needs to be involved. The sources of data have been provided in the annex of this report.

Carbon impact - A ranking of the potential carbon impact has been included to support the council to prioritise actions and understand the scale of impact across stakeholders. The ranking is scored 1 - 4, where 1 represents a moderate reduction in emissions and 4 represents the highest impact objectives. This a relative assessment based on the other interventions suggested. The assessment is not based on a quantifiable emissions savings as data is not available for this but has been based on the judgement of Anthesis. This has been informed by the emissions analysis and modelling previously carried out alongside the current context available on possible impact. For instance, an understanding of the potential number of new builds relative to existing stock.
As the majority of actions for the council are focused on ways to support and encourage action, the assessment has not focused on direct impact e.g. the carbon impact of developing a website for climate communications, rather it focuses on the possible outcome of objectives e.g. improved climate understanding and awareness of residents. This assessment is subjective and there will be a number of factors which affect the success and extent of impact (general factors noted in the factors impacting success). However, this serves as a way for the council to understand which areas are those which could have the greatest potential impact. It is recommended when creating delivery plans that the carbon impact is further quantified and reviewed.

Implementation considerations - For each action, key implementation considerations or factors that should be considered when it comes to implementation of an action have been highlighted. This includes the first next step, particular stakeholder considerations and any specific risks or equality considerations that are needed. This is not exhaustive but pulls out key considerations raised through engagement or existing policies and plans.

Internal action owner – An initial allocation of actions to the team who will own and take forward the action has been included. However, it will still be important to work across teams.

Resource required - A qualitative assessment of the potential resource required per action has been included in order to capture the level or potential sources of investment required for actions. The Council will need significant resource within the council as well as funding and support externally. This assessment has been informed by conversations with stakeholders, existing resources, the likely skills needed and desktop research into costs of climate actions. This has not been based on a quantification but a judgement on potential resource requirements and there will be other factors and considerations needed when developing a business case for actions or allocating funding. Further detailed assessment of costs when taking actions forward is recommended. The cost also only reflects the cost to the council to provide support, not the cost that would be incurred by stakeholders and others involved to deliver change e.g. the cost to install charge points, not the cost to residents to switch to electric vehicles. This cost could be significant and should also be considered in decisions. The aim of this analysis is to indicate the scale of resource and investment needed to help prioritisation.

Sector	Relevant Intervention (by 2030)	Objective	Local Carbon Impact potential	Actions	Implementation considerations	Internal Action Owner	Resource required
Overarching	N/A	Encourage and enable council staff to take climate action		Continue to provide education and enhance climate knowledge and explore rolling climate pledges for council staff.	To build on existing staff education programs, Climate pledges can increase awareness and provide a way of tracking progress in staff behaviour and encourage ownership. When onboarding new staff, carbon literacy/training should be included in their induction process. Regarding existing staff, this can be managed in PDRs and put into performance management for heads of departments.	Carbon Neutral Team	Officer time required to coordinate training. Resource required to develop training material from either an internal officer or external resource.

Overarching			1	Every service area within the council to have a named position with a focus on carbon detailed within their role, these carbon champions to form a Wider Borough Carbon Board.	As a first step, resource considerations would need to be made and considerations on the which individuals and levels of role would make most sense to lead this, as well as setting expectations on the role. Additionally, explore quantifying emissions per department to provide more clarity on the scale of action required.	Leadership	Officer time required to coordinate carbon champions. Carbon champions to have time committed in order to participate on the Wider Borough Carbon Board.
Overarching				Prioritise at least one person per team and all committee chairs and vice-chairs to be certified as carbon literate.	Use existing groups to explore cost and resource requirements for Carbon Literacy training and list of staff to train as a priority. Consider the level of staff involved. This could be a starting point for having trained staff as carbon champions (as above).	Carbon Neutral Team	Officer time required to coordinate carbon literacy training. Time for officers and committee chairs and vice-chairs to participate in training.
Overarching				Provide guidance and support on agile working practices to reduce unnecessary travel.	Review the council's existing agile working policies and explore how these can be updated and better communicated to reduce unnecessary travel.	Carbon Neutral Team	Officer time required to produce guidance.

Overarching			Design a communication campaign, different to previous approaches, to inform people of the facts/urgency of the situation and motivate staff to proactively act and support activities.	Build on existing communications campaigns, explore how these have been successful before developing further regular communications. Ensure these are connected with relevant policies and projects to enable staff to act on the information.	Communications team	Officer time required to produce communications campaign.
Overarching		Council policies and processes to prioritise reducing carbon and climate impact		Prioritise and consistently use carbon assessments in the decision process of projects and include carbon pricing into capital investment decisions.	Carbon considerations in projects and committee decision reports are currently not prioritised or matched up against other council priorities. This could begin by reviewing current guidance on carbon considerations for projects and decisions, and engage with departments via leads to understand competing priorities. Additionally, educate managers how to use the web-based calculator to give quantifications for committee report.	Carbon Neutral Team	Resource required to produce templates and guidance. May require specialist advice

Overarching			3	All policies, strategies and plans that are being developed or renewed to incorporate carbon reduction as a central pillar. Where possible, documents being reviewed to go through the Carbon Neutral team to explore options for carbon reduction. In particular, upcoming Local Plan, Transport Plan, Corporate Plan and Local Wellbeing Strategy.	List key council policies, strategies and plans along with key consultation and review dates. Develop a process for ensuring they are reviewed by the Carbon Neutral team to align with the council's net zero ambitions.	Carbon Neutral Team	Resource required in teams to incorporate carbon reduction into policies, strategies and plan. Officer time in Carbon Neutral team to be able to review policies, strategies and plans in order to provide guidance.
Overarching				Continue to explore divesting from fossil fuel investments in the council pension fund.	Explore options for net zero and fossil fuel free investments for the council's pension scheme, ensuring staff's pensions are not negatively impacted by the change. Explore net zero pension schemes used by other public sector organisations. Resource implications on investing officer time to research and implement new pension scheme.	Finance	Officer time required to conduct further research. May require changes in investments

Overarching	Reduce the council's supply chain related emissions	3	Further embed carbon neutral consideration into Procurement Policy (reduce Scope 3 emissions), including through social value and increased weighting.	Process for assessing the responses on climate action would need to be determined and the role of the carbon team in supporting and enabling this. For instance, score tenders which use decarbonisation techniques and/or materials better than those which do not. Lessons can be learnt from the Communities and the Transport & Highways team on their work on tenders.	Procurement	Officer time in Procurement team to update procurement policy and social value requirements.
Overarching			Assess and monitor the carbon impact of the Council's supply chain and local supply chain.	The council's Social Value strategy could be reviewed as a first step as this is the enabling strategy to support supply chain sustainability. Explore options to maximise local purchasing through the strategy.	Procurement	Officer time required to measure impact of supply chain. May require specialist advice or external support.

Overarching		Develop partnerships with local organisations to deliver climate action		Engage with business support organisations and skills training providers to encourage take up of carbon reduction training in local businesses.	Build on the relationships with organisations such as the Chamber of Commerce to understand what training options exist for businesses on carbon reduction, and how to embed going forward.	Economic Development	Alignment of future external skills funding, e.g. Shared Prosperity Fund, plus officer time to engage with providers.
Overarching				Explore developing an ambassador programme for businesses to facilitate knowledge sharing and support collaboration.	Support businesses to unlock barriers in their corporate approach to net zero focussing mainly on large and medium sized companies.	Economic Development	Not resourced at present. Officer time to develop and manage an ambassador programme. Time will be required to develop a process for managing the programme.

Overarching			3	Identify external groups working on overlapping measures to work together e.g. Air quality steering group.	Identify which other groups across Cheshire East will have influence on key carbon impact areas. Explore how groups can work together to work towards net zero within existing governance structures and explore where these can be updated. Challenges may exist in competing priorities of groups and varied levels of climate knowledge.	Carbon Neutral Team	Officer time required to identify external groups and collaborate on climate action opportunities.
Overarching				Increase co-operation with local environmental and sustainability groups on local engagement and action.	This can begin by identifying key local environmental and sustainability groups and the work they are already doing. Explore options to learn and collaborate across groups to enable further action as many groups exist and are keen to collaborate.	Carbon Neutral Team	Officer time to engage with local groups.
Overarching				Work with other local organisations to have joint messaging on the benefits of climate action, in particular the health benefits.	Resourcing work with external organisations was mentioned as a challenge, so exploring existing using networks may enable this.	Carbon Neutral Team	Officer time to engage with local organisations and develop guidance on joint messaging.

Overarching	Enable Town and Parish councils to take climate action	1	Support Town and Parish Councils with information on opportunities for grant funding schemes and potential projects.	CEC has already supported town & parish councils with grant funding in some cases. Explore future opportunities to support town and parish councils and establish a structure and process for working collaboratively on projects and identify where sharing resource may help efficiency.	Carbon Neutral Team	Officer time to pass on information about grant funding schemes and potential projects.
Overarching			Explore collaborating with partners on roaming resident engagement sessions.	Discuss with Town and Parish councils to understand opportunities for community engagement. Explore resource constraints and how best to plan for these events efficiently.	Carbon Neutral Team	Time to collaborate and coordinate with Town and Parish councils. Time for engagement and resources will also be required.
Overarching			Promote innovative communications at events with climate action at their core to raise awareness to local residents.	Identify upcoming events with climate action and start developing communications to reach residents. Ensure communication is accessible for all.	Carbon Neutral Team	Time required to develop communications about climate events in resident forums and groups.

Overarching			Work with Town and Parish council to explore setting up dedicated support within the council for Town and Parish climate action and possible opportunities for funding this.	Define the responsibilities for a role that would co-ordinate and support town & parish councils and explore the business case for this position. Ensure that responsibilities on larger towns vs. smaller parishes correlate to the resource and ability to impact they have.	Carbon Neutral Team	Officer time to set up a role within the council. Funding for this position could be sourced from Town and Parish councils.
Overarching		Support a regionally co-ordinated climate action approach	2	Explore collaboration on climate action with neighbouring authorities and sub-regions.	Work with the Sustainable Inclusive Growth Commission via the LEP to collaborate with neighbouring authorities. Identify existing relationships and forums (e.g. LGA, UK100) where CEC can connect with other local authorities. Ensure this is owned by the CN team and develop an outline of topics/challenges that would benefit from being discussed in these forums.	Carbon Neutral Team	Officer time required to communicate and work with other authorities.

Overarching		Explore avenues for generating finance for local low carbon projects		Explore the opportunities for green finance e.g. business rates, and explore opportunities in for mechanisms in the way the council raises revenue to raise funding for green projects.	Explore increasing existing business rates on renewable energy on sites to fund carbon management. Consider providing first year reduced rates and other incentives to businesses.	Finance	Officer time to identify options regarding business rates. Engagement with businesses may be required to consult on the incentive options.
Overarching			2	Continue to promote investment in low carbon projects by the local community and local businesses through community grants schemes.	Explore sharing opportunities and provide guidance for funding local low carbon projects, and how communities and businesses can get involved in funding these. Utilise the Communities team's online notice board or crowdfunding for local businesses who need support with carbon initiatives/training etc and proactively sign post strategic suppliers to regularly check and offer support where possible, financially or otherwise	Carbon Neutral Team	Continue with existing resource to develop community grants regimes. National Government funding may be required.

Domestic	7,200 households receive “medium” retrofit 57,500 households receive “deep” retrofit Reduce energy demand for appliance, lighting and cooking by 31% 46% of heating systems are heat pumps or equivalent electrified systems, 54% met by gas/solid fuel systems	Support private rental market to improve energy efficiency of domestic properties		Improve enforcement of minimum energy efficiency standards to capture non-compliance, providing support to tenants and landlords where needed. Create mechanism to report landlords not meeting standards.	The council can look to use its powers under MEES, however limited resources has been listed as a challenge. Consider opportunities for enforcement for property extensions and alterations which are currently not being maximised. The council will also need to consider potential unintended consequences like increases in rental values, leading to pricing out lower income or vulnerable households. These groups will need protecting. Furthermore, consider households affected by fuel prices and the rising cost of living, to make sure their health and wellbeing is not significantly impacted.	Planning / Building Regs	Requires staff resource to enforce MEES. Creation of a mechanism would also require time to set up and monitor.

Domestic			3	Provide guidance and educational resources to landlords on the need to improve properties and the benefits of investing.	A first step could be to compile local case studies showing the benefits from installations and improvements. Private landlords investment and education is the barrier, they don't see it as a priority. Private sector liaison officer has responsibility for engaging with private landlords, but landlords are using it as an excuse to increase rents. Equality implications if investment cost is passed on to residents. Capacity is an issue - 1 officer for 21,000 private rented properties.	Housing	Officer time required to develop resources. May require engagement with businesses.
Domestic				Create green accreditation schemes for private landlords including access to finance, suppliers, installers and discounted EPC surveys as an incentive to the private rental sector to improve energy efficiency.	Research best practice and examples of other schemes and incentives offered to inform the development of a Cheshire East scheme.	Housing	Significant resource required to develop a scheme and process for accrediting businesses as well as manage scheme.

Domestic				Local Skills Improvement Plan to ensure skills to deliver medium and deep retrofit and engineering are within the local workforce.	There is a particular need for skills in retrofit services but this should still link to overall plans for green skills in the borough. There is a need to identify possible trainers (e.g. local training colleges), understand the barriers and how to start the process of upskilling.	Economic Development	At this stage, officer time required to engage via existing networks, especially Local Skills Improvement Plan.
Domestic	9,600 new houses projected in SCATTER are built to Passivhaus standards	Planning supports net zero ambitions by increasing energy efficiency in new builds	3	Explore using the Local Plan refresh as an opportunity to increase ambition on the standard of net zero new builds and carbon reporting.	As the local plan considers biodiversity and habitats as well as carbon and other impacts, it will be important to consider any updates holistically. The Local Plan is limited in scope as it must adhere to National Planning policy, however this is an opportunity to maximise opportunities for the long term.	Planning	Resource already allocated for local plan update. Specialist advice may be needed for carbon inclusion.

Domestic				Develop supplementary planning documents or other guidance to provide advice on improving energy efficiency, low carbon heating and renewables. Consider using Passivhaus or equivalent as the standard.	National planning guidelines will still need to be considered as part of the SPD development, which could reduce the potential for higher standards. Explore what other councils have done successfully in this area. Any PassivHaus designs will need to be certified by Passivhaus Certifiers.	Planning	Additional officer time required to develop. Specialist advice may be needed.
Domestic	46% of heating systems are heat pumps or equivalent electrified systems, 54% met by gas/solid fuel systems 32% reduction in gas usage for domestic cooking, displaced by electric systems.	Support the development of net zero infrastructure	2	Engage with our Distribution Network Operators (DNOs) to plan for greater electrification of systems in households.	Explore opportunities to decarbonise towns and increase electrification with DNOs. Identify areas of high need and consider equality implications and support of vulnerable households.	Carbon Neutral Team	Officer time required. May require energy planning and study to support.
Domestic				Identify future residential developments that meet criteria for heat networks or heat network zoning.	Heat network zoning requirements are emerging and could align with the local plan development. Consider vulnerable communities and the equality impacts to support heat network planning.	Planning	Officer time to integrate into local plan process. Additional resources may be needed for zoning.

Domestic		Enable and advise vulnerable households to improve home energy efficiency		Support off-gas or rural communities to switch heating systems to sustainable sources through grant funding and awareness raising.	The council can explore how to fund and deliver the Home Repairs and Adaptation policies. There may be grant funding available to support off-gas and rural communities, if so, vulnerable and low income households should be prioritised. Consideration of the barriers to this are needed, such as the awareness of how to shift heating systems.	Housing	Dedicated officer time needed to support grant delivery. Officer time required to develop guidance. National Government funding required.
Domestic	7,200 households receive “medium” retrofit 57,500 households receive “deep” retrofit Reduce energy demand for appliance, lighting and cooking by 31%			Provide guidance and advice to households to publicise the availability of government funding for retrofitting and energy efficiency measures, such as ECO4 and ECOflex.	First step is to research into the various government funding options residents have access to based on income and health. Where groups do not have access, other guidance and resources should be developed to support them.	Housing	Dedicated officer time needed to support grant delivery. Officer time required to develop guidance. National Government funding required.

Domestic	46% of heating systems are heat pumps or equivalent electrified systems, 54% met by gas/solid fuel systems 32% reduction in gas usage for domestic cooking, displaced by electric systems.		3	Directly allocate available funding for retrofit or prioritise delivery of grant funding of low energy efficiency homes in the borough, for the most vulnerable households.	Risk of changing funding schemes, therefore this would need updating depending on availability of schemes and criteria for eligibility. Explore alterative options where funding is not available.	Housing	Significant resource required to directly allocate funding.
Domestic				Explore the use of green finance on how to retrofit homes (e.g. green mortgages).	These could be compiled into recommendations for homeowners and buyers. Consider the applicability of green finance options to vulnerable communities.	Housing	Research task on options available. Part of wider need for officer time to create guidance and raise awareness.
Domestic				Continue to work with social housing providers to deliver grant funding and use lessons learnt to expand schemes in future.	Build on existing work with social housing providers. Consider the impact of restrictions on eligibility for grants and properties that are older and in disrepair.	Housing	Continue existing resource, may require further time/investment if schemes expanded. National Government funding required.

Domestic	Support homeowners and the able to pay market to improve energy efficiency of domestic properties	4	Provide information to residents on retrofit options where feasible.	Current processes require residents to actively contact the council for support, consider how communications can be expanded.	Housing	Officer time required to develop resources. May require consultation with residents and community groups.
Domestic			Create a strategy which establishes a framework for large scale residential retrofitting and the council's role within it.	Risk of the scope of this being too wide, so needs ownership and resourcing. A first step could be to look at existing strategies and identify areas which are not already covered, as well as highlighting how to connect existing strategies. This work should co-ordinate and build on regional work coming out of the LEP and existing heat density mapping.	Housing	Requires resource to develop framework, may require commission of study to develop.
Domestic			Set up means for residents to collaborate and showcase local examples of decarbonisation via council website.	Ensure communication channels are accessible by all and consider vulnerable groups.	Housing	Officer time required, may require resource for platform to be set up and managed.

Domestic				Continue to develop neighbouring sub-regional co-operation on housing, which could lead to sharing capacity and resources and supporting green finance opportunities.	Continue to use networks via the LEP to connect with regional councils and align with regional research and programmes. Consider the needs of vulnerable households when offering finance opportunities.	Housing	At this stage, officer time required to engage via existing networks.
Domestic				Support the installation of smart meters and share guidance on installing environmental controls in homes.	Provide clear guidance which is accessible for all groups. Vulnerable households may require financial support.	Housing	Officer time to provide guidance. Direct funding could be explored.
Non-domestic Buildings & Industry	Reduce heating demand in buildings by 17%. 11% reduction in demand for appliances, lighting and cooking. 46% of heating systems are electric, with the remaining 54% being supplied by non-electric systems.	Enable and encourage businesses to support the borough's net zero ambition		Engage with managed business parks to share best practice and identify collaborative projects.	Explore opportunities to showcase leadership in climate action based on best practice.	Economic Development	Use existing networks and connections. Officer time required for engagement
Non-domestic Buildings & Industry				Lever external support for low carbon research and innovation by businesses, building strengths subregionally and nationally.	Support for R&D and eco-innovation is being delivered sub-nationally and regionally, primarily linked to university assets.	Economic Development	Officer time for engagement. Direct funding could be explored.

Non-domestic Buildings & Industry	Process emissions reduced: 26% for chemicals, 18% for metals, 22% for minerals and 73% other industries.			Conduct feasibility studies for additional low-carbon energy networks in areas of high heat demand e.g. Town centres and industrial estates across the borough.	Review existing studies and locate any additional low carbon energy networks which can be added. Consider vulnerable populations and equality implications as part of determining the location for sites.	Economic Development	Feasibility studies already conducted. Investment required for any further feasibility assessments.
Non-domestic Buildings & Industry				Promote the adoption of heat networks, including through heat network zoning and planning.	Engage with landowners to understand challenges raised around heat network development. Skills and resources for development have been raised as a challenge to deliver heat networks locally. Consider the equality implications of communities served by future developments.	Economic Development	Officer time. May require specialist advice

Non-domestic Buildings & Industry			3	Encourage businesses to set net-zero targets and provide open reporting of energy and carbon data.	Identify businesses across the borough who are reporting their data to showcase. Resource constraints may limit capacity to engage with businesses but the council could explore ambassador program for business. Use existing networks through the Chamber of Commerce and small business federation.	Economic Development	Officer time required for engagement. Investment will be needed to make a significant impact to support businesses.
Non-domestic Buildings & Industry				Engage with the Cheshire and Warrington sub-regional and the Sustainable and Inclusive Growth Commission to deliver recommendations.	Build on relationship with Cheshire and Warrington and the Sustainable and Inclusive Growth Commission to align recommendations which will target all groups.	Economic Development	Officer time for engagement.
Non-domestic Buildings & Industry				Explore opportunities to be involved in Net Zero North West Cluster Plan and maximise the local benefits of such a scheme.	Explore how to maximise benefit of national significant infrastructure development, including opportunities for carbon capture and hydrogen deployment.	Economic Development	Officer time needed for engagement. May need further resource if strategic partnerships formed.

Non-domestic Buildings & Industry			Explore a climate pledge related to decarbonising buildings for all businesses in the borough.	Risk of businesses not being engaged and signing up. This would need to be wide in scope to ensure businesses of different sizes and sectors would be able to participate in a meaningful way. Consider the large amount of small and agricultural businesses across Cheshire East.	Carbon Neutral Team	Officer time require to develop process and manage. May require development of a platform or website.
Non-domestic Buildings & Industry	Provide tailored support to SMEs to monitor and reduce their footprint		Provide guidance and support to SMEs to monitor annual energy usage and create mechanism to report this.	Consider reduced business rates or other financial incentives to provide an evidence base to support new construction standards	Economic Development	SPF funding to 2025. Officer time to develop guidance. Mechanism development could be linked to above actions.
Non-domestic Buildings & Industry		2	Continue to support businesses in accessing green finance and grants by providing staff resources for guidance and advice (e.g. shared prosperity fund).	The council is already supporting businesses to access grants and green finance. This should tie in with national initiatives on green finance, and existing private sector initiatives. Identify smaller businesses across the borough and in different sectors who need help but are unlikely to reach out.	Economic Development	SPF funding to 2025. Continue existing resource. Officer time required for applying for funding, administration and business support. National funding is required.

Non-domestic Buildings & Industry				Rural lead to continue and expand work supporting businesses to increase energy efficiency and development of plans.	Identify smaller and older businesses who may require more support. Engage with the NFU and other unions to provide advice and services to what is out there.	Rural economy	Existing resource focussed on general business growth. Officer time and resources required to develop further.
Non-domestic Buildings & Industry		Planning supports net zero ambitions by increasing energy efficiency in new builds		Investigate using Section 106 developer contributions and Community Infrastructure Levy to deliver net zero infrastructure.	Finance and planning team to work together to formulate various options: external specialist advice may be required. Explore how other councils have used S106 and CIL opportunities to raise funds for carbon projects.	Planning & Finance	Officer time required. Specialist advice may be needed.
Non-domestic Buildings & Industry			2	Explore using the Local Plan refresh as an opportunity to increase ambition on the standard of net zero new builds and carbon reporting.	The Local Plan should reflect current and future policies and building standards (link to previous action on Passivhaus or equivalent standard for new builds). Once the Local Plan is in review it should be passed through the Carbon Neutral team to be assessed. The new local plan should reflect CE's climate ambitions.	Planning	Resource already allocated for local plan update. Specialist advice may be needed for carbon inclusion.

Non-domestic Buildings & Industry			Use existing networks (e.g. Local Government Association (LGA)) to lobby for increased ambition in National Planning Policy Framework (NPPF).	Collaborate with other councils to discuss and align messaging to promote increased ambition in the National Planning Policy Framework, especially on energy efficiency.	Planning	Officer time required. Use existing networks to support.
Non-domestic Buildings & Industry	Provide guidance to owners of listed buildings on options for decarbonisation	1	Provide guidance and best practice and promote knowledge sharing through the sub-region on listed building retrofit. Support owners to understand eligibility for funding and options for retrofit.	This action also applies to heritage buildings in the domestic sector. Creating specific guidance and sharing knowledge on listed buildings will encourage carbon reduction actions due to the guidance being specific to the group. An group network between all heritage buildings will promote the share of information more easily and freely.	Planning	Officer time required to develop guidance and co-ordinate engagement. Specialist advice may be needed.
Non-domestic Buildings & Industry	Enable and encourage public sector and community groups to support the borough's net zero ambition		Share lessons learnt and lead the way for others in the borough by decarbonising the council's own property.	Link in with existing work on decarbonising the council's estate and funding programmes already in place. Regular review and reporting of progress will support knowledge sharing.	Carbon Neutral Team	Office time for co-ordinating decarbonisation programmes and reviews. Continue to use existing resource.

Non-domestic Buildings & Industry				Use relationships with schools and leisure centres to support them with access to finance for retrofit and provide guidance on decarbonisation.	Research and list out all the different options schools and leisure centres have in regards to funding for retrofitting and EV charging installations. Where funding gaps exist, the council should consider offering funding options to fill these gaps. Ensure vulnerable populations and equity is considered when prioritising schools of high need.	Carbon Neutral Team	Officer time for engagement. Council could fund feasibility studies and provide match funding.
Non-domestic Buildings & Industry			3	Use the existing sustainability network to share knowledge and build collaboration opportunities. Explore ways the council can support this group.	Engaging the network will need to be achieved in a way that includes different communities including vulnerable populations.	Carbon Neutral Team	Officer time required for engagement but network already set up. Could explore feasibility studies.
Non-domestic Buildings & Industry				Support community groups and charities to decarbonise their buildings and activities.	Identify community groups and charities across the borough. Prioritise inefficient buildings (could use EPC or DEC data).	Communities Team	Officer time require to engage and manage. Direct funding or community grants could be offered.

Non-domestic Buildings & Industry	46% of heating systems are electric, with the remaining 54% being supplied by non-electric systems.			Engage with large public sector bodies and wider public sector partners, such as the police, to find synergies. Work collaboratively with, and support, NHS Trusts in working towards their net zero ambition through e.g. Heat Networks and joint procurement	Use existing relationships with NHS Trusts in Cheshire East. External specialists may be required to map out heat networks across the borough.	Carbon Neutral Team	Initially, officer time needed for engagement.
Transport	25% reduction in the average number of passenger miles travelled per person. 5% reduction in the share of miles driven on roads. Share of passenger miles increases 5% through active and	Planning supports net zero ambitions by prioritising low carbon transport options	2	Explore options to encourage developers to create neighbourhoods with good access to services and public transport and active travel infrastructure/facilities (e.g. bike racks, wide and well-lit pavements).	This action needs to take account of the various groups in Cheshire East, to make sure neighbourhoods are accessible for all.	Planning	Resource already allocated for local plan update. Specialist advice may be needed for energy planning and requirements for renewables.

Transport	public transport. 89% of private vehicles are EV (electric vehicle) or HEV (hybrid electric vehicle).	Enable and support schools to reduce their emissions		Work with schools and academies in the borough to encourage active travel, set up walking buses and provide cycle workshops.	Developing guidance to encourage active travel will need to take into consideration all the needs from different groups to make sure they are supported (e.g. provide reduced/subsidised services).	Carbon Neutral Team	Officer time to engage with schools and develop guidance which schools can follow.
Transport			2	Explore the possibility of restrictions on idling through anti idling campaigns, introduce parking zones and road closures near schools during peak hours.	The first step is to prioritise schools where traffic is a concern or where most children are driven to school. Consultation will be required with schools and other local stakeholders on the impact of such restrictions.	Transport & Highways	Officer time required for review possible interventions. Resource required for consultation on proposed changes and enforcement.

Transport				Engage with schools to identify opportunities for new or extended school bus routes.	Map out the current school bus routes for schools to provide the most recent context. This document can then identify areas for new or extended routes, alongside consulting with schools to understand if there are any hotspots that need to be addressed (e.g. a cluster of areas which would benefit from a bus route). An additional action on bus services is considered below and should be considered in line with this action.	Transport & Highways	Officer time to engage with schools across the borough and develop plans for new or extended bus routes.

Transport	Support decarbonisation of freight		Encourage and support council suppliers and other businesses to utilise rail freight or waterborne opportunities as opposed to HGVs.	Engage with suppliers and businesses through networks and contacts to utilise rail freight and waterborne opportunities. Identify opportunities where rail freight and waterborne transport can be used for council suppliers. This action will reduce the number of vehicles on the road, in turn reducing traffic and air pollution. Fewer vehicles can also be linked to reduced pedestrian incidents. The council has limited influence in this area, but can encourage businesses to support the action.	Procurement	Officer time to engage with council suppliers and businesses to identify opportunities.

Transport			3	Review opportunities for freight consolidation and loading restrictions, (including personal deliveries) in town centres, to reduce last mile emissions.	Next step would be to look into areas for a freight consolidation centre. Freight consolidation centres may change businesses delivery processes if they is a delivery delay but will increase efficiency and reduce costs and time. Therefore, it will be necessary to support businesses and showcase the benefits of freight consolidation if it is implemented. The council has limited influence in this area, but can encourage businesses to support the action.	Transport & Highways	Officer time to conduct review and consult stakeholders. Further resource would be required to implement.
Transport				Encourage the use of local suppliers through setting up "meet the supplier" events and promote the benefits of consolidating journeys in forums and business groups.	The first step is to review the potential of such a scheme by looking at business clusters and local suppliers, then potential attendees would need to be identified for running a supplier event. The council has limited influence in this area, but can encourage businesses to support the action.	Procurement	Officer time to research and coordinate local suppliers.

Transport	Encourage businesses to reduce business related journeys and support their staff to use sustainable transport options		Facilitate flexible and agile working practice for businesses through supporting development of co-working spaces.	First step is to identify business networks and forums to facilitate communications. Best practices shared will need to come from a range of different sized businesses and across different sectors to apply to as many other businesses who are not adopting the practice.	Economic Development	Funded to 2025 through SPF.
Transport		3	Encourage businesses to offer incentives to staff to use more sustainable transport e.g. active travel, public transport and EVs.	Some businesses may not be able to offer financial incentives, so other types of incentives will have to be considered.	Transport & Highways	Officer time for engagement with businesses and development of resources.

Transport			Encourage businesses, particularly large employers to develop a sustainable travel plan including providing facilities for active travel (e.g. cycle to work scheme, bike racks) and infrastructure for EV and alternative fuel (e.g. Hydrogen) to support their staff to make sustainable travel choices.	Businesses may require support to develop travel plans, especially SMEs who may have low resources.	Transport & Highways	Officer time for engagement and support developing plans.
Transport		Support commercial vehicles to switch to EV	2	Engage with businesses on route optimisation techniques and provide guidance on the benefits of switching to EVs.	Identify businesses across the borough and prioritise larger businesses who are more likely to have higher road milage.	Economic Development	Officer time for engagement and develop communications on the benefits of EVs.
Transport				Engage with taxi companies on the benefits of switching to EVs and barriers to switching fuels.	Identify the taxi companies which operate in the borough, from there engagement can start. Consideration of the impact on taxi companies is required.	Transport & Highways	Officer time for engagement with taxi companies and time for developing resources.

Transport	Improve infrastructure for lower carbon transport options	4	Install EV infrastructure in identified strategic sites across the borough to support the switch to EVs, in line with the EV charging strategy.	Identify sites and prioritise the order in which they should be installed in.	Transport & Highways	Investment required to install EV charging infrastructure as well as ongoing resource requirement to manage and maintain
Transport			Continue to deliver on EV infrastructure strategy including measures on buses, taxis, off street parking and DNO engagement.	Build an understanding of what have been achieved and what is still outstanding in the EV infrastructure strategy.	Transport & Highways	Officer time to progress the EV infrastructure strategy.
Transport			Ensure all new road building and road maintenance projects minimise their carbon impact.	Assess companies who offer low carbon services.	Transport & Highways	Officer time required to research and understand opportunities. Investment required in low carbon materials.

Transport			Explore the opportunities to expand active travel corridors defined by those set out in the Cheshire East local cycling and walking infrastructure plan.	Signpost existing resource which identifies the current public pathways around Cheshire East to encourage active travel. If expanding cycle lanes, the width and surface course will need to be considered to make sure the lanes are accessible for all. Collaboration and consultation with other authorities may be required.	Transport & Highways	Officer time to construct a plan for expanding new cycles lanes. Significant investment would be required to implement. National funding is required.
Transport		Use plans and strategies to increase active travel and disincentivise higher carbon transport options		Identify sites of high active travel footfall and consider measures which will encourage a greater uptake and provide safe and clean areas for residents.	When looking at the relationship between vehicle numbers and speed and active travel uptake, consult and collaborate with businesses and residents to reduce disruption and increase awareness of the benefits.	Transport & Highways	Officer time to research into the areas of high footfall and review the benefits and impacts of implementation.

Transport		4	Continue to deliver on Air Quality Action Plan including developing active travel strategy, low emission strategy, website updates and schools resources.	The council is already delivering on the Air Quality Action Plan. The council should makes sure that the developments or updates include being accessible and addressing the needs of all residential groups (vulnerable, low income, differently abled etc) in the borough.	Transport & Highways	Officer time will be required to deliver the action plan. May require council or National Government funding.
Transport			Consider schemes that have been implemented elsewhere such as emissions-based charges, low emission zones, workplace charges to encourage the switch to EVs and consider potential impacts of this.	Consideration into different groups is important as some groups require their car to get around.	Highways & Finance	Officer resource to review the various disincentive options and plan out where it would take place. Resource required for consultation and enforcement.
Transport		Encourage residents to use more EVs	3	Provide guidance on travel planning, and the benefits of switching to EVs, so residents can make informed choices.	Show casing a range of residents who have made the switch will encourage other residents to switch.	Carbon Neutral Team	Officer time to develop campaigns and guidance.

Transport	Enable communities to have more low carbon, accessible and reliable public and shared transport options		Work with industry partners to decarbonise public transport across the borough e.g. switching buses to 100% electric.	Identify Government funding streams like the Zero Emission Bus Regional Areas 2 and apply for funding to help increase the decarbonisation of the bus fleet. Use influence with train & bus providers. The appropriateness of electric buses for rural bus networks needs to be reviewed.	Transport & Highways	Investment required in new fleet. May require council or National Government funding.
Transport		2	Use the Local transport plan to explore how we can develop a public transport offering which reflects the needs of residents in each geographical area.	A more holistic approach will take into consideration different modes such as "micro mobility" e.g. e-scooters/ebikes, as well as bus and train offerings. Also leaves the door open to future technologies. Where appropriate, engage with other authorities and Towns and Parishes to support this.	Rural economy & Transport & Highways	Office time for review and engagement. Investment in bus services would be required if the network were to be expanded.

Transport				Support demand responsive transport and promote car club developments across the borough.	First step is to identify data sources which track transport demand (e.g. usage of buses) and research established car clubs across the borough. Particular focus should be given to areas which do not have transport services for differently abled residents, and assessing increasing services for them.	Transport & Highways & Finance	Signposting car clubs across the borough would require officer time to manage. Supporting demand responsive transport would require development of a system to facilitate this and investment in technology.
Agriculture & Land Use	12% reduction in the number of livestock. Increase lone tree planting to the equivalent of 50 trees per hectare. 24% in forest coverage and a 7% decrease in grassland.	Support the farming community to encourage regenerative and sustainable farming practices	3	Review the Farms strategy and Agricultural Land Holdings to maximise opportunities to reduce carbon emissions.	There may be an opportunity with new tenancies to require sustainable farming practices. This needs consideration of how this would be assessed and managed.	Asset Management	Officer time to review and update the Farms strategy and Agricultural Land Holdings.
Agriculture & Land Use				Continue to engage with the National Farmers' Union (NFU) and other key agricultural stakeholders to provide guidance on sustainable farming practices.	The council is already engaging with NFU and key agricultural stakeholders. It is important that guidance provided by different stakeholder is aligned. Resources shared should be made accessible for all.	Carbon Neutral Team	Continue existing resource for engagement and to develop guidance.

Agriculture & Land Use	Increase lone tree planting to the equivalent of 50 trees per hectare. 24% in forest coverage and a 7% decrease in grassland.	Maximise carbon sequestration, support biodiversity and use sustainable land practices on council owned land		Where possible, restore, retain and protect existing land uses which store carbon dioxide on council-owned land. E.g. allow community groups to grow and upkeep wildflower verges and small grass areas.	Identify all council owned land across the whole borough and pinpoint land areas where carbon can be stored. This will need to consider both the protection of current carbon stores as well as creating or enhancing new stores.	Asset Management	Investment will be required from the council to manage and improve spaces. Office time and potential external specialist needed identify restoration areas.
Agriculture & Land Use			2	Update the Green Infrastructure Action Plan to include Landscape-scale projects, town and service improvements.	Map out where there are potential opportunities for landscape-scale projects, town and service improvements across the borough to be included in the Green Infrastructure Action Plan update.	Carbon Neutral Team	Use existing officer time required to update action plan.
Agriculture & Land Use				Work with town councils and other local community groups to deliver tree planting and other sequestration activities as well as management of trees, especially in flood prone areas.	First step will be to list out any tree planting or sequestration activities that are in progress or have been proposed and identify where town councils or any local groups can help deliver.	Carbon Neutral Team	Officer time to communicate and collaborate on opportunities with town and local community groups. Small grants could be offered to community groups. National grants could be explored.

Agriculture & Land Use	Planning supports net zero and biodiversity ambitions	1	Ensure tree cover, green infrastructure and Biodiversity Net Gain (BNG) is considered for all new developments through the new Local Plan by mandating for a minimum level of tree coverage in new developments, in line with the Carbon Neutral ambition.	As part of the local plan review, the planning requirements for biodiversity net gain and enhancement of green space in new developments should be updated to maximise carbon storage.	Planning	Existing officer time to ensure new local plan requirements are understood and implemented. Specialist advice may be required on biodiversity requirements.
Agriculture & Land Use	Support local land owners to maximise carbon sequestration, support biodiversity and use sustainable land use practices		Raise awareness through business networks and provide guidance to businesses on tree planting and local offsetting.	First step will be to identify local tree planting schemes which business can get involved with (e.g. Leighton Grange project) and local offsetting options. This resource can then be used to engage businesses. Guidance will need to be tailored to areas where conditions are different for e.g. planting trees, as some locations will not be suitable for certain species.	Carbon Neutral Team	Time required to develop communications in business networks and to construct guidance.

Agriculture & Land Use			1	Where possible, avoid any degradation in healthy peatlands and restore as much degrading peat (which acts as a carbon source) as possible by working with landowners.	Identify peatland on CEC owned land and consider actions to support and improve peat health. Speak to local landowners to understand what has been done locally to support peat health.	Carbon Neutral Team	Officer time for engagement and development of resources on peat health issues. National grants could be explored.
Agriculture & Land Use				Engage with local land owners and key stakeholders on land use issues and ways in which the council can provide support.	Identify local land owners and key stakeholders across the borough to engage with.	Carbon Neutral Team	Officer time for engagement and development of resources on land use issues.
Waste	24% reduction in volume of waste 66% recycling rate	Improving waste services to enable waste reduction and circular economy		Develop a circular economy roadmap for the borough, mapping material flows within the area to identify opportunities for circularity and co-location	The first step is to build up an understanding of the current context by mapping material flows The report could then serve as an evidence base for engaging stakeholders in the borough.	Environmental services	This would require dedicated council resource to develop a plan and conduct research. May require external support and budget allocated.

Waste		1	Encourage other waste collectors to review their waste processing and impact of RCVs.	First step is to identify other waste collectors in the borough.	Environmental services	Officer time require to engage with other waste collectors.
Waste			Respond to consultations and engage with national government on changing legislation to push ambition and plan for implementation	This type of engagement already takes place. Impact of potential policy and legislation has already been reviewed in Municipal waste management strategy. Risk that this is delayed or the extent to which policy goes is limited.	Environmental services	Officer time required to respond to consultations. Potential to engage in Local Authority networks to support this.
Waste	Raising awareness amongst residents of the waste hierarchy and supporting initiatives that enable reuse		Support community groups to develop sharing/circular economy e.g., repair café, library of things, community fridge, food redistribution centres.	First step involves understanding community groups already set up and signposting these. The council will then need to review how to support existing groups and if there any gaps. Engagement with Climate Alliance to build up idea of local groups.	Communities Team	Officer time required to review, may require small grants to be offered to community groups.

Waste		1	Continue to work with organisations and develop own campaigns to deliver education and awareness raising on waste reduction, recycling and food waste.	The council has already developed campaigns and has partnerships with organisation on awareness raising. The next step is to review the effectiveness of these and to continue to raise awareness.	Environmental services	Resource required to develop campaigns and engagement but already part of plans/resource previously allocated.
Waste			Continue to engage with schools and other educational institutions to raise awareness and support young people to understand waste reduction and recycling.	Consider equality impacts of delivering support to schools with less resources. There are already recycling champions set up in schools which could be built upon.	Environmental services	Officer time required to co-ordinate engagement but already part of plans/resource previously allocated.
Waste	Improving waste services to enable waste reduction and circular economy		Encourage businesses to segregate their waste including their commercial organic waste to reduce food waste through incentives and sharing best practice.	Identify businesses across different sectors which are segregating their waste and collaborate with them on best practices which can be shared with other businesses. Resource constraints may result in deprioritising this area of action, due to lack of council officer time.	Environmental services	Officer time to implement new incentives and encourage through business networks and forums to post about their best practice.

Waste			1	Signpost businesses adopting good waste or recycling practices or offering services that support circular/sharing economy to recognise activity and to share knowledge.	First step is to research into SMEs and larger organisations in a variety of sectors who are supporting the circular economy.	Environmental services	Officer time to encourage businesses who are supporting circular economy/ sharing economy to showcase their best practice in business forums and or networks.
Energy supply	Increase small scale wind capacity to 153 MW. Increase large onshore wind capacity to 93 MW and offshore wind capacity to 203 MW. Increase small scale solar PV	Provide advice to residents on increasing renewable energy generation		Provide support and guidance on setting up community led energy schemes and groups. Explore partner organisation/initiatives to help deliver and promote this.	Identify partner organisations/ initiatives across the borough and collaborate with them on consulting with established community led energy groups and schemes (e.g. Congleton Hydro) to understand first hand where support and guidance is needed for them and new groups.	Communities Team	Resource to identify and engage with potential partner organisations/initiatives. Officer time to oversee engagement with partner organisations and communities.

Energy supply	capacity to 461 MW. Increase large scale PV (major power producers) capacity to 447 MW. Increase small- and large-scale hydro capacity to 14 MW.		2	Provide information on the benefits of installing renewables on property and on how residents can go about this e.g. use existing Solar Together guidance on how to find an installer.	Review the success of existing schemes such as solar together to inform future programmes and guidance. A vetting framework within the Council would help identify qualified installers.	Carbon Neutral Team	Officer time to provide information to residents about installing renewable technology and associated benefits.
Energy supply				Assess options for decarbonisation in off-gas and rural areas.	Map out locations of homes which are off-gas and rural and prioritise areas where there are vulnerable groups. Assess which technologies are best suited for the location of homes and the age of the building.	Carbon Neutral and Rural economy	Officer time required to assess options. May need upskilling or external technical support.
Energy supply		Increase local renewable generation through work with key local partners		Explore ways to expand on or develop opportunities around large-scale energy generation and storage solutions in collaboration with key businesses. Where appropriate, engage with larger landowners to review opportunities for renewables.	Identify the larger landowners and businesses to engage with and build up an understanding of current land uses and areas suitable for renewables. There will be competing priorities for land use which will need to be reviewed.	Carbon Neutral & Business Support	Officer resource to coordinate with key businesses and discuss opportunities on large scale energy generation and storage.

Energy supply			3	Provide guidance to businesses on the benefits and options available for renewable energy: Green energy procurement, Power Purchase Agreement (PPAs), Local generation, solar buy back.	Provide documents which can be accessible for businesses of different size and sector.	Carbon Neutral & Business Support	Officer time required to research into all the options available for businesses on renewable energy and for the development of guidance documents.
Energy supply				Review council's own land for renewable potential and consider other priorities for land.	Consider all the possible options for the land as it may be more beneficial in other ways e.g. tree planting or peat restoration.	Carbon Neutral Team	Officer time to conduct review, may require external support. Investment may be required for actions identified.
Energy supply				Coordinate action with our DNOs (Distribution Network Operators) to have better forward plans to decarbonise rural areas and towns.	Understanding the potential future electricity demand and whether the capacity of infrastructure is in place.	Carbon Neutral Team	Officer time required to communicate and discuss future plans with DNO.

Energy supply	Ensure new developments incorporate renewable energy technologies		Develop a Local Area Energy Plan that will provide priorities for energy demand reduction and opportunities for renewables.	Local Area Energy Planning will help to identify priorities for retrofit and energy supply with the local area. The plan should make sure there are opportunities across the borough, with particular attention to vulnerable areas where they would benefit most.	Carbon Neutral Team	May require external support or consultant to be commissioned.
Energy supply		2	Review opportunities to promote renewables and increase the requirements for renewables in the Local Plan.	As part of the local plan review, the planning requirements for renewables should be reviewed and opportunities to include renewable energy in new developments.	Planning	Resource already allocated for local plan update. Specialist advice may be needed for energy planning and requirements for renewables.

Energy supply				Provide technical guides and general guidance on applying for planning permission for renewable technologies, including for key businesses.	Understanding planning requirements was cited as a barrier by local stakeholders so guidance should be produced to build an understanding of the requirements and process for planning permission on renewable installations. This action overlaps with the action under the domestic sector as it needs to be considered in multiple action areas.	Planning	Resource required to develop technical guidance, may require upskilling or specialist skills.

Cheshire East Council

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Equality Impact Assessment (EIA)
Engagement and our equality duty

Whilst the Gunning Principles set out the rules for consulting 'everyone', additional requirements are in place to avoid discrimination and inequality.

Cheshire East Council is required to comply with the Equality Act 2010 and the Public Sector Equality Duty. The Equality Act 2010 simplified previous anti-discrimination laws with a single piece of legislation. Within the Act, the Public Sector Equality Duty (Section 149) has three aims. It requires public bodies to have due regard to the need to:

- eliminate unlawful discrimination, harassment, victimisation and any other conduct prohibited by the Act, by consciously thinking about equality when making decisions (such as in developing policy, delivering services and commissioning from others)
- advance equality of opportunity between people who share a protected characteristic and people who do not share it, by removing disadvantages, meeting their specific needs, and encouraging their participation in public life
- foster good relations between people who share a protected characteristic and people who do not

The Equality Duty helps public bodies to deliver their overall objectives for public services, and as such should be approached as a positive opportunity to support good decision-making.

It encourages public bodies to understand how different people will be affected by their activities so that policies and services are appropriate and accessible to all and meet different people's needs. By understanding the effect of their activities on different people, and how inclusive public services can support and open up people's opportunities, public bodies are better placed to deliver policies and services that are efficient and effective.

Complying with the Equality Duty may involve treating some people better than others, as far as this is allowed by discrimination law. For example, it may involve providing a service in a way which is appropriate for people who share a protected characteristic, such as providing computer training to all people to help them access information and services.

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The Equality Act identifies nine 'protected characteristics' and makes it a legal requirement to make sure that people with these characteristics are protected from discrimination:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnerships
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

Applying the equality duty to engagement

If you are developing a new policy, strategy or programme you may need to carry out an Equality Impact Assessment. You may be able to ascertain the impact of your proposal on different characteristics through desk-based research and learning from similar programmes, but you also need to carry out some primary research and engagement. People with protected characteristics are often described as 'hard to reach' but you will find everyone can be reached – you just need to tailor your approach, so it is accessible for them.

Contacting the Equality and Diversity mailbox will help you to understand how you can gain insight as to the impacts of your proposals and will ensure that you help the Council to comply with the Equality Act 2010 and the Public Sector Equality Duty.

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Section 1 – Details of the service, service change, decommissioning of the service, strategy, function or procedure

Proposal Title	Wider Borough Carbon Neutral Action Plan
Date of Assessment	21/11/2023
Assessment Lead Officer Name	Emma Williams
Directorate/Service	Environmental Services
Details of the service, service change, decommissioning of the service, strategy, function or procedure.	• Cheshire East Council has signed up to the UK 100 pledge and in so doing has committed itself to borough wide carbon neutrality by 2045. • To achieve this objective the council needs to create an action plan, for the five years between 2024 and 2029. • The aim of the plan will be to set in place the structures and policies to reduce carbon within the borough and to begin that process of reduction. • There is scientific consensus over the threat posed by climate change and national and international targets are in place to limit the impact of carbon. • The action plan will, together with the council's 2025 carbon neutral action plan, form a central pillar of the new Cheshire East plan.
Who is Affected?	All residents and staff of Cheshire East will be affected by the actions to be taken to reduce carbon emissions in the borough. It is likely that some groups will be affected more than others by this process, it is also the case that the same groups are likely to be affected more than others by the impacts of climate change as these impacts become more problematic. It is anticipated that disabled residents, residents in rural areas and residents who are fiscally disadvantaged will be affected more than others. <u>Rural residents</u> Incentives/plans for active travel less likely to be relevant Population densities for energy efficiency group measures will be less Any changes to public transport will be more impactful <u>Disabled residents</u>

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	Increased pedestrianisation, drives to encourage public transport use and active travel could have a more significant impact on people with disabilities, particularly those with mobility issues. Changes to home heating could impact those with lung conditions or joint issues Efforts to eliminate single use plastics can have a detrimental effect on those with disabilities due to the need for disposable assistance equipment such as plastic straws and disposable wipes. <u>Disadvantaged</u> Those who are fiscally disadvantaged may struggle to afford retrofit measures or new technologies
Links and impact on other services, strategies, functions or procedures.	Carbon reduction cuts across many areas of council work and will impact Highways and Transport, Public Health, Green Spaces, Housing, Education, Tourism, Regeneration, farming and agriculture, economy and industry, waste services, parks and green spaces, countryside, and possibly others. Carbon Neutrality by 2025 (council) and 2045 (borough) are central to the revised corporate plan.

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How does the service, service change, strategy, function or procedure help the Council meet the requirements of the Public Sector Equality Duty?	Carbon neutrality actions produce co-benefits which will promote equality of opportunity by providing better green spaces, improved access to public transport and active modes of transport and improves air quality. It is also noted that a lack of action with regards to carbon reduction is likely to lead to climate change creating more unstable weather and more extreme impacts which will generally have a more direct impact on those most vulnerable in society.

Section 2- Information – What do you know?

What do you know?	**What information (qualitative and quantitative) and/or research have you used to commission/change/decommission the service, strategy, function, or procedure?**
Information you used	We have worked with a firm of consultants to review action being taken by other councils within the carbon sphere – results shown in the Baseline Report PowerPoint Presentation (cheshireeast.gov.uk). In preparing the initial draft of the 2024-29 action plan we have consulted with council members, officers, town and parish councils, business groups, the NHS, climate groups and the council's differently abled network
Gaps in your Information	We will need to engage with members of the public and organisations representing groups that may be disadvantaged by the work we are doing to ensure our proposals do not cause harm to particular groups.

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3. What did people tell you?

What did people tell you	What consultation and engagement activities have you already undertaken and what did people tell you? Is there any feedback from other local and/or external regional/national consultations that could be included in your assessment?
Details and dates of the consultation/s and/or engagement activities	We have reviewed the carbon plans of other councils and the equality impacts they have identified. Slough Borough Council Slough Council did not consider that a high level carbon management plan required an Equalities Impact Assessment but recognised that the impacts of climate change can have differing effects based on gender, disability, age and to a certain extent on race. https://democracy.slough.gov.uk/documents/s61462/Report.pdf Wyre Council Wyre council brought forward a climate change strategy and felt there were no significant equality implications from this. https://wyre.moderngov.co.uk/mgConvert2PDF.aspx?ID=20327&ISATT=1#search=%22wider%20borough%20carbon%22 Cheltenham Borough Council

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	Cheltenham Council noted only the risk to equality of taking no or insufficient action on climate change as the impacts of a changing climate are likely to be felt most keenly by the most vulnerable. Crematorium Development WorkBook (cheltenham.gov.uk) We held consultation sessions with the council's Differently Abled Group, local town and parish councils, council members, climate action groups and local business groups. These engagements helped us to understand that there is a broad level of support for carbon reduction actions, however there are groups who are economically and socially disadvantaged who have concerns about the way the transition will be managed and the impact this could have on them. For example a concern that disabled parking spaces will be removed either to take all cars out of a space or to install electric chargers. Also the cost of installing carbon reduction technologies such as heat pumps is seen to be unaffordable by many individuals. We intend to consult with the public more widely to inform the final version of the action plan.
Gaps in consultation and engagement feedback	We need to consult with the general public to establish if there are gaps in our understanding and to provide us with input as to areas of concern for particular groups.

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4. Review of information, consultation feedback and equality analysis

Protected characteristics groups from the Equality Act 2010	**What do you know?** Summary of information used to inform the proposal	**What did people tell you?** Summary of customer and/or staff feedback	**What does this mean?** Impacts identified from the information and feedback (actual and potential). These can be either positive, negative or have no impact.
Age	Information provided from consulting with public health and other groups	Elderly people and the very young may have particular vulnerabilities and will need additional consideration.	Active travel measures will not always be available to the very young or very old, it cannot be assumed that everyone has the same ability to walk or cycle. Retaining a warm and dry space can be a particular challenge to the very young and the very old. Retrofit schemes must ensure they are suitable for those with particular vulnerabilities.
Disability	Engagement with the Differently Abled Group.	People with certain disabilities may have particular vulnerabilities and will need additional consideration.	Active travel measures will not always be available to those with certain disabilities, it cannot be assumed that

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			everyone has the same ability to walk or cycle. Retaining a warm and dry space can be a particular challenge to those with certain disabilities. Retrofit schemes must ensure they are suitable for those with particular vulnerabilities.
Gender reassignment	Consultation with various stakeholders	No particular considerations noted	No issues expected
Pregnancy and maternity	Consultation with various stakeholders	No particular considerations noted	No issues expected
Race/ethnicity	Consultation with various stakeholders	No particular considerations noted	No issues expected
Religion or belief	Consultation with various stakeholders	No particular considerations noted	No issues expected
Sex	Consultation with various stakeholders	No particular considerations noted	No issues expected

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Sexual orientation	Consultation with various stakeholders	No particular considerations noted	No issues expected
Marriage and civil partnership	Consultation with various stakeholders	No particular considerations noted	No issues expected

5. Justification, Mitigation and Actions

Mitigation	**What can you do?** Actions to mitigate any negative impacts or further enhance positive impacts
Please provide justification for the proposal if negative impacts have been identified? Are there any actions that could be undertaken to mitigate, reduce or remove negative impacts? Have all available options been explored? Please include details of alternative options and why they couldn't be considered? Please include details of how positive impacts could be further enhanced, if possible?	The proposal is for an overarching programme of activity. The impacts will need to be considered on a project by project basis and these individual projects will have solutions for vulnerable groups planned into their delivery.

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6. Monitoring and Review -

Monitoring and review	**How will the impact of the service, service change, decommissioning of the service, strategy, function or procedure be monitored? How will actions to mitigate negative impacts be monitored? Date for review of the EIA**
Details of monitoring activities	The overarching programme of activity will be assessed to ensure that it takes into account a wide range of feedback. Each individual project will then need to be assessed against this EIA (which will be reviewed and retained as a live document). We will monitor the feedback we receive through comments, questions and FOIs to be sure that we are not causing difficulty to any particular groups. We will use the contact and partnership mechanisms established as parts of the action plan to check in with the impacts of our measures that we may be unsighted on.
Date and responsible officer for the review of the EIA	Please include the date, responsible officer and department. It is recommended that the EIA be reviewed approximately 6 months after it has been signed off.

7. Sign Off

When you have completed your EIA, it should be sent to the Equality, Diversity and Inclusion Mailbox for review. If your EIA is approved, it must then be signed off by a senior manager within your Department (Head of Service or above).

Once the EIA has been signed off, please forward a copy to the Equality, Diversity and Inclusion Officer to be published on the website. For Transparency, we are committed to publishing all Equality Impact Assessments relating to public engagement.

Name	**Ralph Kemp**
Signature	R. L. Kemp
Date	19/01/2024

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8. Help and Support

For support and advice please contact EqualityandInclusion@cheshireeast.gov.uk

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Title	Risk Description (Cause, Event, Effect)	Probability	Impact	Risk Score	Mitigation	Score after mitigation	Risk Status	Risk Owner	Updates
Fleet	Baseline – 3,543. Target to reduce to 2,498 = 29% reduction. Latest emissions are 4,499 – increase of 17% due to increased diesel use in stores(Mainly RCVs and Plant) The Plan is to electrify as much of the fleet as possible, with charging availability increasing over next three years. Initial analysis has shown that to deliver the target of 2,500 t/co2 we will need to electrify all sub 3.5t vehicles, and a good proportion of the over 3.5t vehicles – c. 100 extra vehicles – currently there are not solutions for all of them. The move to a capital purchase model requires a longevity of vehicle use which is not always available the variety of vehicles we require for service delivery. The lead in time for vehicles is also sub-optimal and may hinder us reaching our target for electrification by 2025. FLEET risk covers CEC, ANSA, Engie and Ringway Jacobs - Not Grey Fleet/Business Mileage.	4	4	16	Proposal to work with fleet managementfor all of the vehicles to understand in detail the scale of decarbonisation available, the timescales, and the barriers to implementation. We may also need to review appropriateness of HVO for the RCV/Diesel stores, in the absence of investment ineRCVs or hydrogen (which is unlikely given service demands and technology). We may also need to identify additional activity or insets. Initial tranche of vehicles have been ordered - these are the vehicles with longer lead in times and will allow supply upgrade works / charging points to be installed prior to delivery.	16	Open	GRIFFITHS, Dan	
Energy Generation	Large Scale Solar - There is a risk that the large scale PV farm is not completed by 2025 which would cause a reduction in the energy generation target. This could impact the overall carbon reduction target for CEC.	3	4	12	Contractor procured for Leighton PV Farm with completion on the site expected in June 24. Feasibility completed for the other site and now working towards procuring a contractor for planning, construction and maintenance but the timescales are very challenging and it may still not be achieved by 2025.	12	Open	GRIFFITHS, Dan	
Green Insetting	There will be a reduced amount of tree planting this year (23/24) which will result inadditional pressures on the 24/25 planting season and the possibility of additional resources being procured to achieve our target.	3	4	12	Decision has been made to progress Long Lane planting this season and move Mill Lane to the following season. This is due to delays in getting regulatory approval and finalising the design. This will create additional pressure in next years planting season but prep work will continue in the interim to ensure the planting can be completed.	12	Open		
Resource / Funding	There is a risk that with the budgetary pressure on the council, due to inflationary pressures giving the council a large gap in the MTFS budget.	3	3	9	Tight budget management. Determine high benefit and low cost items first. Prioritise development of implementation plans for each work package.	9	Open	KEMP, Ralph	
EV Charging - Crewe	There is a risk that demand for EV charging may outweigh the site availability in Crewe. This could result in users being unable to charge vehicles and may result in less people using EV cars in Crewe.	3	3	9		9	Open		
Access to external Funding	Risk that elements of the action plan need to be delivered through support from external funding, and therefore the absence of this funding leads to inability for work packages to progress. The majority of grant funding is also time limited and it could be a challenge to commit to the work before the funding is withdrawn	2	4	8	Liaison with LEP Internal expertise of how to access relevant funding. Knoweldge of grant applications and experience of grant funding requirements within the project team.	8	Open	GRIFFITHS, Dan	
Culture - Internal	Risk that the mindset and culture of the Council (Officers and Members) doesn't embrace Carbon Neutrality and instead continues as business as usual, thereby minimising impact of delivery for multiple work packages.	2	3	6	Develop Carbon Champions network Regular member briefings, advisory panels Regular comms - internal / external	6	Open	RUSHTON, Abigail	
Certification	Risk that the overall approach taken doesn't lead to certification/endorsement for the Council as Carbon Neutral (i.e. transparent, auditable body), and thereby not able or credible in claiming we are Carbon Neutral in 2025.	2	4	8	Identification of multiple routes for certification. Engagement of external consultant to define a baseline independently. Clear audit trail for board and reporting.	6	Open	KEMP, Ralph	
Resource/Funding	There is a risk that insufficient resources and/or funding are available resulting in delay or failure to meet actions identified in the Carbon Action Plan.	3	4	12	Regular Programme Boards, workstream boards and reporting up through council structure is ensuring resources are available as needed.	4	Open	KEMP, Ralph	
Assets & Heat	Gas Usage - The largest increased in gas usage at Leisure Centres and Libraries due to the fresh air and increased ventilation requirements (COVID regulations). To follow the guidance on increased natural ventilation all windows (and sometimes doors) were being left open at public buildings, increasing the demand for space heating. 100% fresh air requirements were in place for libraries, sports centres and day centres. This has now combined with rapidly increasing gas prices which is putting considerable strain on the council budgets.	4	3	12	Looking at a number of options to reduce costs: - Optimise Lifestyle centre operational strategy -Displace gas heated sites with electrically driven ASHP (PSDS#3) -Introduce energy efficiency measures to Nantwich outdoor swimming pool	4	Open	CHOUDHURY, Mahdi	
EV Charging - Enviro Hub	There is a risk that there isn't enough grid capacity for the additional charging points at the Hub in Middlewich. This could result in less Chargers being installed and the amount of vehicles that can be charged would be reduced. This could impact the amount of EV vehicles we can purchase and therefore lessen the amount of carbon being offset.	2	4	8	Following discussions it appears as though there is enough capacity available at the Hub - this will be formally signed off once the grid connection is secure.	2	Open		
Reputational Risk	There is risk to the council's reputation if carbon neutrality is not achieved by 2025. It could cause negative feelings from residents, businesses, councillors and staff.	3	3	9			Open		

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Cheshire East Council

OPEN

Environment and Communities Committee

11 March 2024

Local Plan Issues Paper and Local Development Scheme Update

Report of: Peter Skates, Acting Executive Director of Place

Report Reference No: EC/38/23-24

Ward(s) Affected: All

Purpose of Report

1 The purpose of this report is to seek agreement from the Committee to carry out public consultation regarding the new Local Plan Issues Paper and associated background draft reports.

2 The report also seeks approval for an update to the Council's Local Development Scheme ("LDS").

Executive Summary

3 This report takes forward recommendations agreed at the Committee's meeting on 9 November 2023, to prepare and consult on a Local Plan Issues Paper along with draft reports regarding land availability, sustainability appraisal and the hierarchy of settlements that will inform the Council's new Local Plan. A copy of these documents accompanies the report. A 12-week consultation period is proposed, to be carried out in accordance with the Council's approved Statement of Community Involvement.

4 Approval is also sought for an update to the Council's LDS which sets out a timetable for the preparation of the Local Plan. The Secretary of State for Levelling-up, Housing and Communities has asked all local planning authorities to make sure that they have an updated plan timetable in place by 12 March 2024.

RECOMMENDATIONS

The Environment and Communities Committee is recommended to:

1. agree that the following documents, appended to this report, are published for 12 weeks public consultation:
   a. Issues Paper (Appendix A), supported by Topic Papers (Appendices B to N);
   b. Draft Land Availability Assessment Methodology (Appendix O), accompanied by a 'call for sites';
   c. Draft Sustainability Appraisal Scoping Report (Appendix P); and
   d. Draft Settlement Hierarchy Review Methodology (Appendix Q)
2. agree that the update to the Local Development Scheme, appended to this report (Appendix R) is published on the Council's web site and that a copy is sent to the Secretary of State for Levelling-up, Housing and Communities

Background

5 On 9 November 2023, the Committee considered the next steps with the Council's new Local Pan. It agreed that:

i. a 'new-style' local plan is prepared under the government's reforms to the planning system;

ii. an issues paper is prepared to provide an initial opportunity for public engagement to help shape the direction of the Council's new Local Plan; and

iii. alongside the issues paper, public consultation is carried out on a draft Land Availability Assessment Methodology (with a 'call for sites'), a draft Sustainability Appraisal Scoping Report and a draft Settlement Hierarchy Review

Issues Paper

6 The Issues Paper is intended to raise awareness of the Council's intention to prepare a new local plan and encourage residents and other parties to feedback their views about its scope. It is hoped that this feedback will enable the Council to initially progress its new Plan more speedily, once it is able to formally commence its preparation. Detailed regulations and guidance regarding the new plan-making process are still awaited from the Department of Levelling-up, Housing and Communities ("DLUHC), and expected to emerge during the coming months enabling new-style local plans to be formally commenced in the latter part of 2024. That said, the government is still considering

whether the commencement of new-style plans by councils will need to be phased to prevent the Planning Inspectorate being overwhelmed because of demands placed on them by too many authorities starting work on their plans at the same time.

7 A draft of the proposed Issues Paper accompanies this report (Appendix A). It highlights a range of matters that, most likely, will need to be addressed in the new Local Plan and invites feedback on them. Policy detail will come later through iterations of the draft Plan. At each of these stages there will be further public consultation, the feedback from which will be considered in shaping the Plan as it is developed and refined.

8 There is no prescribed format that issues papers must follow. The approach followed in the draft Issues Paper follows a review of similar documents published by other authorities. The matters covered by the draft Issues Paper are organised under the following headings:

- Responding to the climate emergency
- Healthy and safe communities
- Design
- Our natural environment
- Homes for everyone
- Town centres and retail
- Jobs, skills and economy
- Transport and infrastructure
- Historic environment
- Towns and villages
- Rural matters
- Minerals
- Waste

9 Each matter is broken down into sub-headings which focus on potential policy areas. A broad commentary is provided for each of these, intended to stimulate thoughts and ideas and encourage a response. Questions are then posed at the end of each of these sections inviting feedback. A catch all question is included in Chapter 15, enabling feedback on anything that may not have been covered elsewhere in the Issues Paper.

10 Minerals and waste are included in the draft Issues Paper. Importantly, it asks (Q13a), whether these matters should be included in the new Local Plan. Currently a separate Minerals and Waste Plan is in preparation under the existing legal framework for plan-making. A draft of the Plan was consulted on in late 2022.

Topic papers

11 Separate background topic papers are proposed for each matter covered in the Issues Paper. They do not need to be read in order to respond to the questions in the Issues Paper but are intended as a source of further information should respondents be particularly interested in one or more of the subjects covered. The draft topic papers accompany this report (Appendices B to N).

Other consultation documents

12 As agreed by the Committee in November last year, three additional documents would be subject to consultation alongside the Issues Paper. A copy of each of these accompanies this report. They comprise:

- A draft Land Availability Assessment ("LAA") Methodology (Appendix O). The purpose of the LAA would be to provide a clear understanding of the land available within the borough and inform a future site selection process to meet the development needs identified over the new Plan period. The LAA would cover housing and employment along with a range of other land uses. It was agreed that this be accompanied by a 'call for sites' enabling landowners, developers and others to submit sites for consideration through the LAA, once the Methodology has been finalised.

- A draft Sustainability Appraisal Scoping Report (Appendix P). All local plans must be informed by a Sustainability Appraisal (SA) through which emerging policies and proposals are assessed against environmental, social and economic factors. This initial stage sets the scope of the assessment.

- A draft Settlement Hierarchy Review ("SHR") Methodology (Appendix Q). The establishment of a clear settlement hierarchy helps to inform, alongside other evidence, how future development needs will be met. The SHR will update the settlement hierarchy set out in the current Local Plan and take account of any changes in circumstances since the previous hierarchy was established.

Local Development Scheme ("LDS")

13 Accompanying this report (Appendix R) is an updated LDS setting out the proposed programme, between 2024 and 2028, for the preparation of documents intended to form part of the Council's Local Plan. It would replace the current LDS which covers the period 2022-27.

14 LDSs enable local communities, businesses, developers, service and infrastructure providers, alongside other interested parties, to find out what local plan documents are proposed and the timetable for their preparation.

15 The timing of this update responds to a request from the Secretary of State for all local planning authorities to publish an up-to-date plan timetable and send a copy to him by 12 March.

16 In the absence of the Minister's specific request, it would have made more sense for the Council to wait and update its LDS later this year. This is because, as noted earlier, there remains uncertainty about when individual authorities will be allowed to formally commence the preparation of new-style local plans under the reformed plan-making system. And Members will also see, as noted earlier in this report, that the draft Issues Paper raises the question of whether minerals and waste policies should be included in the new Local Plan rather than continue to be taken forward through a separate Minerals and Waste Plan.

17 These uncertainties mean that the timetable in the updated LDS should be treated with caution and a further update to it is likely to be brought back to the Committee later this year[1].

Consultation and Engagement

18 The Statement of Community Involvement ("SCI"), approved in January 2022, sets out how the council intends to publicise and invite feedback to planning policy documents. In line with the SCI, consultation would include the following:

- Media release
- Letter/e mail to all those on the Local Plan consultation register
- E mail to all town and parish councils
- Ability to view all the documents and respond to the consultation via the Cheshire East web site
- Hard copy of all the documents and response forms at the Council's offices - Delamere House, Crewe, Westfields, Sandbach and the Town Hall, Macclesfield
- Hard copy of the Issues Paper in all libraries, with response forms

[1] The national reforms to the plan-making system are expected to remove the requirement to prepare and maintain a LDS. It is expected to be replaced with a requirement to maintain a up-to-date plan-making timetable on its web site.

- Social media

19 A 12-week consultation period is proposed, between March and June.

20 Public consultation is not required for the update to the LDS.

Reasons for Recommendations

21 There are considerable benefits in maintaining an up-to-date local plan, including to achieve plan-led decision making. Policies and proposals in the new Local Plan will continue to support many corporate priorities, particularly those relating to promoting good health, providing good housing for all, achieving a thriving economy for all, enhancing biodiversity and tackling climate change.

Other Options Considered

22 No other options considered. This report responds to the decision of the Committee at its meeting in November last year to prepare a Local Plan Issues Paper and the other associated documents referred to in this report.

23 The update to the LDS responds to a request by the Secretary of State that all local planning authorities update their plan timetables.

Implications and Comments

Monitoring Officer/Legal

24 The Issues Paper consultation would be carried out under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012. This requires the council to notify various parties about new Local Plan and invite feedback on its scope. Any representations must then be taken into account in preparing the Plan.

25 Section 15 of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to prepare and maintain a LDS specifying, among other things, the documents which will become part of the local plan for their area and the timetable for their preparation. A LDS must be made publicly available so that local communities and interested parties can keep track of plan-making progress.

Section 151 Officer/Finance

26 As far as possible, the cost of preparing the new Local Plan has been reflected in the Medium Term Financial Strategy (MTFS) 2023-27, however this will need to be kept under review in the light of future changes to the legal and national policy framework for local plan

preparation. The MTFS takes account of an existing earmarked reserve for Local Plan preparation.

27 Through national planning reforms, the Government is intending to speed up and streamline the local plan preparation process. However, in the absence of much of the detail governing how the new plan making process will operate, it is not yet possible to gauge whether the cost of a new-style plan will be lower or higher than a current style local plan. This detail is expected to emerge over the coming months, and future reports about the new Local Plan will provide additional information on plan preparation costs.

Policy

28 The Local Plan sets out the Council's policy for sustainable development in the Borough. The new Local Plan will be prepared within the context of the new Corporate Plan.

Equality, Diversity and Inclusion

29 An Equality Impact Assessment will be carried out during the preparation of the Plan.

Human Resources

30 There are no additional human resource implications arising from this report.

Risk Management

31 Appropriate risk management will be carried out as an integral part of the Plan's project management.

Rural Communities

32 The new Local Plan would contain planning policies for the whole of the borough, including rural areas. The draft Issues Paper includes a chapter addressing rural matters.

Children and Young People including Cared for Children, care leavers and Children with special educational needs and disabilities (SEND)

33 The well-being of young people and cared for children would be an important objective that any revised policies will seek to support.

Public Health

34 Promoting good health for all will be a central objective of the new Local Plan. The draft Issues Paper includes a chapter addressing this matter.

Climate Change

35 The new Local Plan will provide an opportunity to go further with planning policies to mitigate climate change, recognising the Council's pledge to become a carbon neutral borough by 2045. The draft Issues Paper includes a chapter addressing this matter.

Access to Information	
Contact Officer:	Jeremy Owens, Development Planning Manager jeremy.owens@cheshireeast.gov.uk
Appendices:	A: Draft Local Plan Issues Paper B: Topic Paper - Responding to the climate emergency C: Topic Paper - Healthy and safe communities D: Topic Paper - Design E: Topic Paper - Our Natural Environment F: Topic Paper - Homes for everyone G: Topic Paper - Town centres and retail H: Topic Paper - Jobs, skills and economy I: Topic Paper - Transport and infrastructure J: Topic Paper - Historic environment K: Topic Paper - Towns and villages L: Topic Paper - Rural matters M: Topic Paper - Minerals N: Topic Paper - Waste O: Draft Land Availability Assessment Methodology P: Draft Sustainability Appraisal Scoping Report Q: Draft Settlement Hierarchy Review Methodology R: Draft Cheshire East Local Development Scheme 2024-2028
Background Papers:	Agenda and minutes of the Environment and Communities Committee Thursday 9 November 2023 (see Item 115) https://moderngov.cheshireeast.gov.uk/ecMinutes/ieListDocuments.aspx?CId=962&MId=9858&Ver=4

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APPENDIX A

New local plan for Cheshire East

Issues paper (draft)

March 2024

Open Fair Green

Cheshire East Council

Front cover images (clockwise from top-left):

- Crewe Market Hall and Municipal Buildings
- Arclid north plant site and lake (image supplied by Bathgate Silica Sand Ltd)
- Jodrell Bank Observatory
- Lamberts Lane Bridge, Congleton
- Tabley Park, Northwich Road, Knutsford

Contents

1 Introduction **6**

A new local plan **6**
Supporting reports **6**
Topic papers **7**
Planning policies for minerals and waste **8**
Neighbourhood plans **8**
The new local plan programme **8**
Responding to the issues paper **8**
Potential plan period **9**
Creating a vision and objectives **10**

2 Responding to the climate emergency **11**

Introduction **11**
Reducing our contribution to climate change **11**
Adapting to the effects of climate change **13**
Additional benefits of taking action **14**
Other climate emergency matters **14**

3 Healthy and safe communities **15**

Introduction **15**
Open space and recreation **15**
Pollution and contamination **15**
Safety **16**
Health and wellbeing inequalities **17**
Other healthy and safe communities matters **17**

4 Design **18**

Introduction **18**
Good design **18**
Other design matters **19**

5 Our natural environment **20**

Introduction **20**
Biodiversity **20**
Landscape and geodiversity **21**
Other natural environment matters **22**

6 Homes for everyone **23**

Introduction 23
The need for new homes 23
Housing types and sizes 24
Affordable housing 26
Housing standards 28
Accommodating the needs of Gypsies, Travellers and Travelling Showpersons 29
Other housing matters 30

7 Town centres and retail 31

Introduction 31
Future of town centres 31
Other retailing 33
Other town centres and retail matters 34

8 Jobs, skills and economy 35

Introduction 35
Employment land and premises 35
Green economy 36
Freight and logistics 36
Tourism 37
Skills 38
Other jobs, skills and economy matters 38

9 Transport and infrastructure 39

Introduction 39
Active travel 39
Public transport 40
Car parking 41
Developer contributions 41
Infrastructure 42
Other transport and infrastructure matters 43

10 Historic environment 44

Introduction 44
General policies for heritage assets protection 44
Jodrell Bank 44
Other historic environment matters 45

11 Towns and villages 46

Introduction 46

A hierarchy of settlements 46
Meeting our future development needs 47
Community facilities 49
Your town or village 50
Other towns and villages matters 50

12 Rural matters 51

Introduction 51
Agriculture 51
The countryside 52
Green Belt land 53
Strategic green gaps 53
Other rural matters 54

13 Minerals 55

Introduction 55
Background 55
Permitted mineral extraction sites 57
Meeting the requirements for minerals 58
Safeguarding of mineral resources and infrastructure 61
Other minerals matters 62

14 Waste 63

Introduction 63
Waste planning policy 63
Developing the evidence base for waste 64
Safeguarding of waste management facilities 65
Other waste matters 66

15 Other issues and next steps 67

Other issues 67
Next steps 67

1 Introduction

A new local plan

1.1 A local plan sets out how new development should take place in the future. It shows what sort of development is acceptable and where, for example homes, business growth and infrastructure. It also contains policies to protect and enhance the environment and create attractive places that help people live active and healthy lives.

1.2 The current Cheshire East Local Plan runs to 2030. Last year the council decided that a new one should be prepared to replace it. Maintaining an up-to-date local plan is important, to make sure that the borough's future development needs are being met in a plan-led way.

1.3 The new local plan will take several years to complete, and this issues paper is the first important step in preparing it. It provides an initial opportunity for you to tell us how the new local plan could help tackle local priorities including meeting our diverse housing needs, supporting good health, tackling the climate crisis and enhancing nature. It does not set out any form of draft policies yet. That will happen later and there will be further opportunities for you to help shape these.

1.4 The way in which local plans are prepared is changing because of national planning reforms by the government. In future, it is expected that local plans will be shorter, more locally focussed, quicker to prepare and updated more frequently. Much of the detail about how the new plan-making system will work has still not been confirmed, however plans will continue to be informed by a range of studies and reports, so there is clear justification for the policies they contain.

1.5 One significant change under the new, reformed planning system will be the publication of National Development Management Policies by the government[1]. These will cover planning considerations that apply regularly in planning application decision-making across the country, such as general policies for conserving heritage assets, and preventing inappropriate development in the Green Belt and areas of high flood risk. These more general policies will no longer need to be included in individual local plans.

Supporting reports

1.6 At the same time as inviting feedback on the issues paper, we are also seeking your views on a number of draft reports that will help inform the new plan. These are:

- **Proposed land availability assessment methodology**. The methodology sets out how a land availability assessment will be prepared. The land availability assessment will be an important evidence source to inform plan making which identify what land may be available to help meet the future development needs of the borough – housing, employment and other uses. The land availability assessment will be used alongside a suite of relevant technical reports and analysis, to inform the development strategy for the plan area and subsequently, to

1 More information about National Development Management Policies is available at https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy #full-publication-update-history

inform the site selection process and formation of policy criteria. It will also be used to identify available land for inclusion in the Part 1 Brownfield Land Register. At this stage feedback is being invited on how the assessment of sites should be carried out.

- A '**call for sites**' is also taking place, enabling landowners, developers and others to submit sites for consideration, including potential development sites to be assessed through the land availability assessment once the methodology has been finalised. There is also a separate submission form for potential minerals and waste sites, and another to invite submissions of sites that may be suitable for the delivery of the biodiversity net gain required from other developments.
- **Draft Sustainability Appraisal Scoping Report**. All local plans must be informed by a sustainability appraisal through which emerging policies and proposals are assessed against a list of environmental, social and economic considerations. The appraisal helps to inform decisions about how policies are written and how development proposals should come forward. This initial stage will set the scope of the assessment and feedback is invited about whether all the relevant considerations have been captured.
- **Proposed settlement hierarchy review methodology**. The Local Plan Strategy sets out the current settlement hierarchy. There are four levels in the current hierarchy – principal towns, key service centres, local service centres and other settlements and rural areas. The establishment of a clear settlement hierarchy helps to inform, alongside other information, how future development needs will be met. The current settlement hierarchy provides a helpful starting point for this work. At this stage we are inviting feedback on the approach that should be taken in to update this to inform the new local plan.

1.7 You can find out more information, view all the supporting reports, and submit your comments and sites via our website at www.cheshireeast.gov.uk/newlocalplan.

Topic papers

1.8 This issues paper is organised under a number of subject areas, each set out under its own chapter heading. There is also a separate background topic paper for each subject area, setting out further information and statistics. These topic papers are also available to view on the council's website:

- Responding to the climate emergency
- Healthy and safe communities
- Design
- Our natural environment
- Homes for everyone
- Town centres and retail
- Jobs, skills and economy
- Transport and infrastructure
- Historic environment
- Towns and villages
- Rural matters

- Minerals
- Waste

Planning policies for minerals and waste

1.9 When the new local plan is completed and adopted, it will replace the current Local Plan Strategy (adopted 2017) and Site Allocations and Development Policies Document (adopted 2022). In section 13 of this issues paper, a question is raised about whether the new local plan should incorporate policies for minerals and waste development. Currently, new planning policies for minerals and waste are being progressed within a separate Minerals and Waste Plan. If minerals and waste policies were to be included within the new local plan, it would also replace (when adopted) the saved policies from the Cheshire Replacement Minerals Local Plan (1999) and Cheshire Replacement Waste Local Plan (2007).

Neighbourhood plans

1.10 Many local communities across the borough have prepared or are preparing neighbourhood plans. These provide an opportunity for local people to put in place planning policies to guide new development, in a way that reflects local circumstances, including locally identified priorities. The council will continue to work closely with town and parish councils and the steering groups preparing neighbourhood plans. This will include providing advice about the relationship between emerging neighbourhood plans and the emerging new local plan.

The new local plan programme

1.11 National planning reform has created quite a lot of uncertainty around plan-making[2]. Until the government confirms the details of its new system for plan-making, it is not possible to provide a firm programme for the completion of the new local plan. Once a clear and detailed legal and national policy framework has been established, a timetable for the new plan will be published and then regularly updated on the council's web site.

Responding to the issues paper

1.12 The issues paper is organised under a number of chapter headings, and it asks various questions on the matters that the new local plan should address under each. There is also a final question in chapter 15 which asks about any other issues that you may wish to raise. You can view the issues paper:

- online at www.cheshireeast.gov.uk/newlocalplan
- at all libraries across the borough during their normal opening hours[3]; and
- at the council's offices between 9am to 5pm Monday to Friday (excluding bank holidays):
  - Sandbach - Westfields, Middlewich Road, CW11 1HZ

2 For the latest information regarding the reforms to the plan-making process see https://www.gov.uk/government/consultations/plan-making-reforms-consultation-on-implementation

- Crewe - Delamere House, Delamere Street, CW1 2LL
- Macclesfield - Town Hall, Market Place, SK10 1EA

1.13 Please respond online if you can. You can also pick up a paper comments form from one of the council's offices or your local library and post it to the Strategic Planning Team, Cheshire East Council, c/o Delamere House, Delamere Street, Crewe, CW1 2LL.

1.14 Unfortunately, we cannot accept anonymous comments. Your personal data will be processed in line with the Strategic Planning Privacy Notice[4]:

1.15 If you have any questions about the issues paper, the supporting reports, the call for sites, or need assistance responding to any of them, please get in touch with the Strategic Planning Team by email to localplan@cheshireeast.gov.uk or telephone on 01270 685893 (please leave your details and we will call you back).

Deadline for comments

1.16 Your feedback must reach us by 5pm on [INSERT DATE].

Potential plan period

1.17 A key element of preparing a new local plan is deciding how long it should run for. The current local plan has a 20 year plan period, running from 2010 to 2030. Local plans take several years to prepare due to the extensive engagement and public examination processes involved. Current national planning policy says that local plans should have a minimum period of 15 years still to run once they are completed. Based on this, the earliest possible end date for the new Cheshire East Local Plan would likely be 2043. Other options could involve linking the plan period to greenhouse gas net zero commitments. The government has made it a legal requirement for the UK to bring all greenhouse gas emissions to net zero by 2050[5] and Cheshire East Council has adopted the more aspirational target for the borough to be net zero by 2045[6]. In the future, local plans will also need to be updated regularly - at least every five years.

Question 1a

What date do you think the new local plan period should run to, giving reasons why you think it would be appropriate?

3 For library locations and opening hours see https://www.cheshireeast.gov.uk/libraries/nearest-library/libraries-and-opening-hours.aspx

4 Our privacy notice is available on the council's website at https://www.cheshireeast.gov.uk/council_and_democracy/council_information/website_information/ privacy-notices/spatial-planning-including-neighbourhood-planning-team-privacy-notice.aspx

5 On 12 June 2019 the government laid the draft Climate Change Act 2008 (2050 Target Amendment) Order 2019 to amend the Climate Change Act 2008 by introducing a target for at least a 100% reduction of greenhouse gas emissions (compared to 1990 levels) in the UK by 2050. This is otherwise known as a net zero target because some emissions can remain if they are offset by removal from the atmosphere and/or by trading in carbon units. The Order came into force on 27 June 2019.

6 See https://www.cheshireeast.gov.uk/environment/carbon-neutral-council/carbon-neutral-by-2045.aspx

Creating a vision and objectives

1.18 The local plan will need to have a vision statement. It will need to be realistic, achievable and distinctive to Cheshire East.

1.19 The vision statement will set a clear direction which all policies and proposals will need to support. It should reflect the Cheshire East Corporate Plan[7] so that planning policies and proposals can help deliver the overall priorities for the borough. A series of objectives will sit under the vision to explain in more detail how it will be achieved.

1.20 The Cheshire East Corporate Plan promotes a shared vision for the borough and is headlined by its three aims of 'Open, Fair and Green':

- Open - to provide strong community leadership and work transparently with residents, businesses and partners to deliver our ambition in Cheshire East
- Fair - to reduce inequalities, promote fairness and opportunity for all and support our most vulnerable residents
- Green - to protect and enhance our environment, tackle the climate emergency and drive sustainable development

1.21 A new corporate plan is currently being prepared in collaboration with a range of other organisations and shaped through public consultation.

1.22 The new local plan will need to recognise different priorities and try to protect and enhance what is special about the borough whilst addressing the area's development needs by providing for sufficient growth.

Question 1b

How can the local plan's vision complement and add land use specific details to the vision and aims of the current Cheshire East Corporate Plan?

7 https://www.cheshireeast.gov.uk/council_and_democracy/your_council/council_finance_and_governance/corporate-plan.aspx

2 Responding to the climate emergency

Introduction

2.1 Responding to the climate emergency is one of the greatest challenges facing the world. Emissions of greenhouse gases (including carbon dioxide, methane, nitrous oxide and fluorinated gases) trap extra energy in the atmosphere and cause global warming. The global temperature has already risen by more than 1.1°C since pre-industrial times and will continue to rise further in the coming decades.

2.2 International agreements aim to limit the global temperature rise to 1.5°C and there is common acceptance that a rise of more than 2°C will lead to catastrophic impacts upon natural habitats and resources.

2.3 Urgent and radical action on a global scale is required immediately to reduce emissions of greenhouse gases. The UK Government has set a legally binding target to reduce our emissions to net zero by 2050 and Cheshire East Council has pledged to make our borough carbon neutral by 2045. There is a legal obligation for the local plan to contribute to the mitigation of, and adaptation to, climate change.

2.4 Given the scale of the issue, the urgency with which we must act, and the importance placed on responding to the climate emergency in national policy and laws, addressing climate change will need to be central to the strategy for future development in the new local plan. It will need to be reflected through every aspect of the plan and placed at the forefront of planning decisions. Further information on the climate emergency and the response in Cheshire East can be found in the 'Responding to the climate emergency topic paper'.

Reducing our contribution to climate change

2.5 There are many measures to reduce emissions outside of the scope of the planning system. But there are also many that can be influenced by planning, and it will be essential for the new local plan to place this at the heart of the strategy for future development.

Reducing emissions

2.6 Emissions from the built environment (including buildings of all types) are the largest source of emissions in the borough and new development built today is likely to remain standing for generations to come. Therefore, current developments will need to be fit for a zero carbon future if the borough is to reach its net zero objectives by 2045.

2.7 It will be essential for energy consumption to be minimised in new buildings by designing them to very high energy efficiency standards and obtaining energy from clean, renewable sources. This will include domestic renewable energy projects, district networks, as well as commercial renewable developments to help decarbonise the National Grid. It also means that heating/cooling systems and appliances will need to employ low and zero carbon technologies, rather than traditional forms of heating such as burning natural gas or oil. Designing new buildings to be zero carbon in their operation will avoid the need for costly retrofitting measures later.

2.8 A significant challenge will be to reduce the embodied carbon that is emitted as part of the construction process. Research in this area is still developing and it is likely that changes outside of the scope of the planning system (such as updates to the Building Regulations) will play an increasingly important role in this area.

2.9 New buildings will be responsible for a fairly small proportion of the total emissions attributed to the built environment and an ongoing challenge will be the need for an extensive programme of retrofitting measures to deliver emissions reductions in existing buildings. These measures can often be delivered without the need for planning consent and the local plan's influence in this area may be limited, but it will be important to consider how retrofitting can be supported through the planning system wherever possible.

2.10 The other major source of emissions in the borough is from the transport network and particularly from road-based transport. It is likely that emissions from private vehicles will reduce in the coming decades as sales of petrol and diesel cars are due to be phased out by 2035. The adoption of electric vehicles in their place will require the development of appropriate charging and other infrastructure.

2.11 In addition to this transition to electric vehicles, it will be equally as important to support a reduced demand for travel and a modal shift towards sustainable and active travel, including public transport, walking and cycling. The local plan can help by locating development in sustainable locations, with good access to services, facilities and the public transport network. It can also assist with the delivery of new infrastructure and prioritising the needs of pedestrians and cyclists in the public realm. It will also be important to support digital infrastructure which can reduce the need to travel and there may be potential to reduce freight/logistics travel through the development of improved infrastructure enabling more efficient routes and fewer empty vehicle journeys.

2.12 The local plan will also have a role in reducing the use of resources by recycling and re-using materials in new developments and by supporting residents and businesses to increase recycling rates and reduce the quantity of waste.

Sequestration and offsetting

2.13 Measures to improve the sequestration and storage of carbon will also be important on the journey to net zero and to reduce our impact on climate change. Many of these measures will also help us to adapt to the effects of climate change.

2.14 It will be essential for the new local plan to support and encourage nature-based solutions, such as tree and hedge planting, and the restoration of other ecosystems. We should aim to increase tree coverage in the borough, both forest/woodland and lone tree coverage. Peatland habitats are great carbon stores, and the new local plan should aim to protect these and encourage their restoration.

2.15 Urban greening will have an important role and it may be appropriate to consider minimum levels of tree coverage in new developments and incentivise developers to retain and plant trees. The local plan will also look at green space requirements and consider whether these should be more ambitious than at present.

2.16 Other ways of offsetting emissions could be through funding renewable energy schemes or financial contributions to carbon reduction funds. Although net zero development is the overall aim, current building regulations and technologies mean that this may not be achievable in the shorter term for all developments. The new local plan should consider possibilities for considering offsetting once all other means of reducing emissions in new development have been explored.

Question 2a

Have we identified the correct issues for the local plan to address in terms of reducing our emissions and contribution to climate change? Are there any other issues that the local plan should consider?

Adapting to the effects of climate change

2.17 Whilst a significant reduction in greenhouse gas emissions and a journey to net zero is essential to avoid the most catastrophic effects of climate change, those greenhouse gases emitted already and on the journey to net zero will remain in the atmosphere for a long time. This means that the effects of climate change will continue to increase for many decades to come and it will be very important for the new local plan to include measures to build resilience and adapt to the effects.

2.18 The impacts of climate change are wide ranging including extreme weather events, heavy rainfalls, higher sea levels, flooding, droughts, more and longer-lasting heat waves, air pollution, reduced production of major crops, illnesses and diseases, deaths, extinction of species and reduced economic growth.

2.19 The new local plan will need to make sure that new development is designed to help us adapt to the effects of climate change. Adaptation measures for new and existing buildings may include matters such as:

- Cooling features, such as shutters to reduce solar gain and other openings to allow for natural ventilation.
- Use of materials that reflect sunlight instead of absorbing and reradiating it back into the environment, as well as green roofs and walls.
- Water efficiency measures to conserve water.

2.20 To address an increased risk of flooding, new development should be steered away from current and future flood risk areas, and not increase the risk of flooding elsewhere over its lifetime. In some cases, there may be a need to incorporate physical protection measures. The use of Sustainable Drainage Systems (SuDS) will also be important to minimise and manage surface water run-off.

2.21 Landscaping schemes and other green infrastructure will need to consider the changing climate, incorporating appropriate planting that is resilient to increased dry and warm weather in the summer, providing shading and cooling and also helping to reduce surface water run-off.

2.22 To assist the shift to renewables in the National Grid, new developments should also include measures to flex their energy demand to closer match intermittent renewable energy supplies, such as using embedded energy storage, smart electric vehicle chargers, and other demandshifting technologies.

Question 2b

Have we identified the correct issues for the local plan to address in terms of adapting to the effects of climate change? Are there any other issues that the local plan should consider?

Additional benefits of taking action

2.23 Importantly, many measures to reduce our contribution to climate change and to adapt to its effects have multi-functional benefits and can bring enhanced value to a development. For example, green infrastructure not only has climate resilience benefits but can also help improve mental health and wellbeing as well as providing space for biodiversity. It is also important to acknowledge that incorporating climate adaptation measures during the initial construction is much cheaper than retrofitting later.

2.24 Some other benefits include:

- Health improvements – investing in measures such as active travel (such as walking and cycling) and green spaces will help to improve health and wellbeing, through increased physical activity and reduced air pollution.
- Quality of place – less traffic congestion, reduced waste and greener, quieter neighbourhoods.
- Environmental – through investments in natural solutions to climate change such as tree planting and peatland management, increasing biodiversity.
- Economic – such as energy cost savings due to increased energy efficiency, job creation in the low carbon/green technologies sector, reduced NHS costs due to health improvements, increased productivity through greater health and wellbeing. Further information about the ‘green economy’ is set out in the jobs, skills and economy chapter of this issues paper.

Other climate emergency matters

Question 2c

Are there any other matters related to the climate emergency that the new local plan should consider?

3 Healthy and safe communities

Introduction

3.1 Good physical and mental health and wellbeing go hand in hand with economic growth and prosperity. Whilst access to good quality health services is important, most of the things that make us healthy are unrelated to health care.

3.2 We all need access to suitable housing, education, employment, sufficient income, infrastructure (including green spaces, leisure, and cultural opportunities) and good quality information that helps us to make positive choices in relation to our lifestyles. These 'building blocks' of health and wellbeing are connected and complement each other.

3.3 Set out below are a list of sub-topics that fall under the heading of healthy and safe communities. If you would like to read more about these sub-topics, then please see the accompanying 'Healthy and safe communities topic paper'.

Open space and recreation

3.4 Open spaces and the opportunities they offer are highly valued by the community and link crucially with both physical and mental health. Open spaces have been associated with a decrease in health complaints, blood pressure and cholesterol, improved mental health and reduced stress levels and perceived better general health. The presence of open space also has other benefits: it encourages social contact and integration, provides space for physical activity and play, improves air quality, and reduces urban heat island effects.

3.5 The borough contains several formal parks and gardens, and many play areas, as well as indoor sports facilities. There are also miles of canal towpaths to enjoy and public rights of way including public footpaths, public bridleways, restricted byways and byways open to all traffic.

Question 3a

Given the importance of open space for everyone, are there any specific approaches that the local plan should consider?

Pollution and contamination

3.6 The effects from air quality, water and soil pollution, land instability, noise, and vibration, can negatively impact the environment and residents of the borough. Pollution from development can be detrimental to human health, the environment, the amenity of neighbouring or nearby users, and the users of the development itself.

3.7 Air pollution is associated with several adverse health impacts. It is recognised as a contributing factor in the onset of heart disease and cancer. Additionally, air pollution particularly affects the most vulnerable in society, children and older people, and those with heart and lung conditions[8].

3.8 Cheshire East is comprised mostly of rural areas and some urban towns. These urban towns have pocket areas that suffer from poorer air quality because of traffic and/or vehicular related emissions. This has resulted in those areas having concentrations of pollutants such as nitrogen dioxide exceeding the national Air Quality Objective. Areas with these exceedances are designated Air Quality Management Areas[9].

3.9 There is increasing awareness of the impact light pollution can have on wildlife, such as disrupting migration, reproduction and feeding patterns. Light pollution can also affect the wellbeing of people, including through sleep disruption.

Question 3b

How can the local plan minimise the effects from all types of pollution and contamination around the borough?

Question 3c

How can the local plan help to improve air quality across Cheshire East?

Safety

3.10 Safety and security are essential to successful, sustainable communities. Places should be well-designed, attractive environments to live and work in, where there is freedom from crime, and from the fear of crime. The Safer Cheshire East Partnership Annual Strategic Intelligence Assessment 2022-2025 (SIA)[10], reviewed yearly, focusses on crime and disorder using data and intelligence supplied by partner agencies across Cheshire East. The SIA identifies the following priority issues:

- violence intimidation against women and girls
- exploitation of adults and children (the manipulation and exploitation of vulnerable people to gain power and control often, often for financial gain), for example county lines gangs and home invasion
- cybercrime

8 https://www.cheshireeast.gov.uk/business/environmental_health/local_air_quality/air-quality-awareness/ air-quality-awareness.aspx
9 https://www.cheshireeast.gov.uk/business/environmental_health/local_air_quality/aqma_area_maps.aspx
10 https://www.cheshireeast.gov.uk/pdf/environment/community-safety/strategic-intelligence-assessment-2022-2025/ strategic-intelligence-assessment-sia-2022-2025-final-censored-v2.pdf

- serious and organised crime
- domestic abuse
- knife crime
- road safety

Question 3d

How can the local plan help to create communities and areas where everyone feels safe?

Health and wellbeing inequalities

3.11 Health inequalities are avoidable and unfair differences in health status between groups of people or communities. According to the Cheshire East health and wellbeing strategy[11], there are stark differences across Cheshire East that need to be addressed. For example, there is a noticeable difference in life expectancy of around 12.6 years between the lowest rates in Crewe Central and the highest in Gawsworth for women, and a 12.7 year gap between the lowest rate in Crewe Central and the highest in the Sandbach, Ettiley Heath and Wheelock ward for men. In general, there is more ill health in Crewe and parts of Macclesfield than in other areas. We know that this coincides with areas of deprivation, poorer housing, and lower educational achievement and employment. The numbers of people who smoke, drink and are obese are also correspondingly higher and pressures on primary, secondary and social care services are similarly higher.

Question 3e

How can the local plan help to reduce health inequalities across the borough?

Other healthy and safe communities matters

Question 3f

Are there any other matters related to healthy and safe communities that the new local plan should consider?

11 The Joint Local Health and Wellbeing Strategy for the Population of Cheshire East 2023-2028, NHS and Cheshire East Council https://www.cheshireeast.gov.uk/pdf/council-and-democracy/health-and-wellbeing-board/joint-health-wellbeing.pdf

4 Design

Introduction

4.1 Design is a cross-cutting discipline that permeates all development decisions and is crucial to securing positive outcomes across a range of indicators subject to their own policy areas (environmental improvements, transport and movement solutions, inclusive spaces etc).

4.2 Good design is central to the creation of attractive, accessible, inclusive, successful, and sustainable places. High-quality, well-designed developments, including the design of buildings, contribute positively to the quality of place in the borough and make the best use of land. Development should be inclusive, creating places and spaces where everyone can access and benefit from a full range of opportunities available to members of society. Thoughtful, responsive design can enable all people to fully participate in the built environment through consideration of not only the aesthetic of development but it's layout, orientation, the space dedicated to private and public areas, transport connections and the integration of natural features that support habitats and manage the effects of climate change.

4.3 Good design should respond to the local character of an area reinforcing the special qualities of place whilst seeking to address the challenges of urban and rural living. To support the achievement of good design, the council adopted its design guide in 2017, which provides a baseline assessment of the various character areas within the borough and provides advice on how applicants should respond to their site locations to achieve good design and create a sense of place consistent with the prevailing characteristics of a given area.

4.4 Since 2017 the government has introduced a renewed emphasis on design through changes to the NPPF and the introduction of the National Model Design Code. Further information on the design in Cheshire East can be found in the 'Design topic paper'.

4.5 Under the government's proposed reforms to plan making, councils will no longer be able to prepare supplementary planning documents, which are material considerations in planning decisions but do not have the status of development plans (their content is not policy but does provide advice on how adopted policy should be applied or interpreted). Instead, new 'supplementary plans' may be prepared as additions to the local plan. Such 'supplementary plans' will be development plan documents and therefore have the ability to establish new policy and be afforded full weight in decision making. Supplementary plans will also be subject to examination by the planning inspectorate, in the same way as the local plan. The council needs to consider whether to prepare a design code as a separate supplementary plan or integrate the design code as part of the new local plan.

Good design

4.6 Successful design responds to the particular characteristics of a site within in its wider place context and should seek to align multiple factors toward an optimum solution. The layout, orientation, and aesthetic quality and character of buildings can

provide a sense of identity and a feeling of belonging whilst wider design considerations can address how development supports active and healthy lifestyles, how buildings can work with the landscape and how the natural environment can be supported through integrating habitats and sustainable drainage. Good design is a holistic outcome from a process that incorporates multiple different needs, constraints, ambitions and requirements of development.

4.7 The government is promoting good design through the National Design Guide[12] and National Model Design Code[13], published in January 2021. The NPPF stresses the importance of design in making high quality places and highlights the importance of responding to local character. It also strongly encourages the use of plans, design policy, guidance, and codes, to provide clarity on local design expectations.

4.8 A design code is a set of design requirements for the physical development of a site or area. It is made up of rules that are clear, specific and unambiguous, and it should normally include extensive graphical illustrations. A design code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

4.9 The council intends to follow guidance set out in the National Model Design Code (NMDC) when producing its own design code. The NMDC sets out various themes that should be addressed in a design code including nature, environment, built form, identity, public space, movement, use, resources and lifespan. The council expects to address the themes set out in the NMDC in its own design code and is considering what an appropriate level of detail would be for the borough.

4.10 In developing its own design code, the council needs to consider the scope and approach to be employed, and in particular, whether the code should be a strategic level code, whether it should include area specific guidance, whether it should address design by area type or use type (residential/employment) or whether a combination of approaches would be best.

Question 4a

What approach should be taken in preparing the Cheshire East Design Code? For example, should it be a strategic level code or be broken down into smaller areas and/or development types? How should residents, site promoters and stakeholders be involved in the process? Should the design code be prepared as part of the new local plan or as a separate development plan document?

Other design matters

Question 4b

Are there any other matters related to design that the new local plan should consider?

12 https://www.gov.uk/government/publications/national-design-guide
13 https://www.gov.uk/government/publications/national-model-design-code

5 Our natural environment

Introduction

5.1 The natural environment is one of the borough's greatest assets and is highly valued by residents and visitors alike. The local plan has a key role in protecting and enhancing the environment for this generation and future generations.

5.2 The Environment Act (2021)[14] sets out mandatory targets around the natural environment and establishes a framework for the introduction of more detailed regulations. The Act followed the government's 25-year Environment Plan which brought together the government's ambitions for the UK's natural environment. Priority areas for action include air quality, water, biodiversity, resource efficiency and waste reduction. The Act and follow-on regulations recognise that the natural environment is an irreplaceable resource that must be protected and valued in a measured way in the face of ever-increasing development pressures, both locally and globally, and acknowledges its role in mitigating the impacts of climate change.

5.3 Further information on the natural environment in Cheshire East can be found in the 'Our natural environment topic paper'.

Biodiversity

5.4 There has been an alarming loss of biodiversity in the UK over many years. As examples, between 1932 and 1984 we lost 97% of our species-rich grassland, five species of butterfly have disappeared from England in the last 150 years, and indicators showing the state of birds dependent on farmland stand at less than half their value compared to 1970[15].

5.5 The Environment Act introduced the need for a biodiversity net gain of at least 10% on development sites, to be calculated using a nationally set biodiversity metric. This being applied through the planning system during 2024, starting with larger scale developments.

5.6 It will require developers and the council to identify and agree sites in Cheshire East where biodiversity net gains could be achieved either on development sites or "off set" on another site if they cannot be achieved on the development site itself. Offsite delivery is not limited to sites within Cheshire East, however, the metric calculator has built in penalties where delivery is in a location further away from the development site. Sites in the borough proposed for biodiversity net gain can be highlighted to the council through the 'call for sites' taking place in parallel with this issues paper consultation.

5.7 National planning policy says that local plans should recognise the intrinsic character and beauty of the countryside and that local strategic policies must provide for conservation and enhancement of landscapes and biodiversity. The new local plan will need to recognise and give appropriate protection to nature conservation sites and areas where priority species and habitats need to be conserved.

14 https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted
15 https://www.gov.uk/government/news/landmark-environment-bill-strengthened-to-halt-biodiversity-loss-by-2030

5.8 The introduction of Local Nature Recovery Strategies (LNRS) is aimed at achieving a co-ordinated area wide approach for nature and environmental improvement. Each LNRS will, agree priorities for nature's recovery, map the most valuable existing areas for nature and map specific proposals for creating or improving habitat for nature and wider environmental goals. Cheshire East Council is working with Cheshire West and Chester and Warrington councils to prepare a LNRS for the three boroughs. The new local plan will need to draw on this information to demonstrate that the national policy requirements for plans to protect and enhance biodiversity have been met.

Question 5a

What approaches or measures should be incorporated in the new local plan to protect and improve biodiversity?

Landscape and geodiversity

5.9 Cheshire East has a rich and diverse landscape including the Cheshire Plain, the Pennine foothills and the Derbyshire and Staffordshire boundaries. It includes the southern part of the Sandstone Ridge (currently being considered by Natural England as a potential Area of Outstanding Natural Beauty). The Cheshire Plain is a mosaic of clay plain, heathland, meres and mosses, shallow river valleys and salt related landscapes.

5.10 National planning policy also says that 'to minimise impacts on biodiversity and geodiversity, planning policies should: plan for biodiversity at a landscape-scale...; identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites...; promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations...; and aim to prevent harm to geological conservation interests'.

5.11 Assessing the impact of proposed developments upon the landscape is a key part of the planning process. The Cheshire East Landscape Character Assessment was updated in 2018 and, in parallel a review of Local Landscape Designations (LLDs) was carried out. The special qualities of these areas are described, including their distinctiveness, perceptual character, landscape and scenic quality, natural character, cultural character and function.

Question 5b

How can the new local plan help to make sure that developments take proper account of, and respect, the landscapes of Cheshire East?

Other natural environment matters

Question 5c

Are there any other matters related to our natural environment that the new local plan should consider?

6 Homes for everyone

Introduction

6.1 A key role of the local plan is to provide a strategy to help meet the housing needs of Cheshire East in terms of the quantity, size, type and tenure of new homes. It will aim to ensure that the housing needs of all types of households are provided for in a sustainable manner.

6.2 Set out below are a list of issues that fall under the heading of homes for everyone. If you would like to read more about these issues, then please see the accompanying 'Homes for everyone topic paper'.

The need for new homes

6.3 The National Planning Policy Framework expects local plans to provide a framework for meeting housing needs, including an appropriate mix of housing types for the local community.

6.4 To determine the minimum number of houses needed, councils are expected to prepare a local housing need assessment using the standard method for calculating housing need which is set out in planning practice guidance. The outcome of the standard method calculation will be an advisory starting-point for establishing a housing requirement for the area. As set out in the Written Ministerial Statement on 19th December 2023[16], the Secretary of State for Levelling Up, Housing and Communities has confirmed that some local authorities may wish to deliver more homes than the standard method calculation. However, where a local authority considers the standard method outcome unachievable, robust evidence must be provided for departing from it.

6.5 For Cheshire East the standard method calculation is currently 1,014 dwellings per annum. National policy tells us that there may be exceptional circumstances which justify a different approach and such circumstances could include the demographic characteristics of an area, making provision to meet the housing needs of neighbouring areas or reflecting growth ambitions linked to economic development or infrastructure investment.

6.6 The new local plan will consider the need for housing and a new local housing needs assessment will be prepared.

Question 6a

Should the standard method calculation of 1,014 new homes per annum be used when preparing the new local plan? If not, what are the circumstances that would warrant a different approach?

16 https://questions-statements.parliament.uk/written-statements/detail/2023-12-19/hcws161

Housing types and sizes

6.7 The standard method for calculating housing need does not identify the type, tenure or sizes of homes that will be needed in the borough. Understanding these needs and supporting the delivery of a wide range of housing sizes and types in new developments is important as it helps to create balanced communities.

Housing size

6.8 The local plan could include policies that support the provision of a mix of house sizes to respond to local evidence of need. The current local plan identifies that the greatest need for market housing is 3 bedroomed properties (53%) followed by 2 bedrooms (23%). For affordable housing, the greatest demand is for 2 bedroomed properties for both intermediate (53%) and affordable for rent (42%) tenures. There is opportunity to take forward the existing requirements from the current local plan or a different approach based on evidence.

Question 6b

How could the local plan influence the mix of housing sizes within new developments?

Housing for older persons and people with disabilities

6.9 The demographic profile of the borough is expected to change over the next 20 years as a result of an ageing population. This change will give rise to the need for proposals for different forms of housing including adaptable homes and specialist accommodation such as retirement or sheltered accommodation, extra care or housing-with-care, residential care and nursing homes.

6.10 Given that it is likely that future demographic changes will result in greater demands for housing suitable for older people and those with disabilities, there will be a clear need for the inclusion of policies for older persons and specialist accommodation in the new local plan.

Question 6c

How can the local plan address the needs of an ageing population?

Question 6d

What types of specialist or older people's housing are needed in Cheshire East and why?

Housing diversification and providing for small and medium sized sites

6.11 Diversifying the housing market is a key aspect of the government's housing policy and the white paper 'Fixing our broken housing market' (2017)[17] set out plans to boost the supply of new homes in England, including measures to build homes faster and diversify the housing market. The National Planning Policy Framework includes the requirement to accommodate at least 10% of the housing requirement on small and medium sized sites. The local plan will need to take account of this requirement when considering options for meeting our development needs.

Question 6e

How could the local plan support the delivery of small and medium sized housing sites in Cheshire East?

Self and custom build housing

6.12 National planning policy sets out that planning policies should reflect the needs of different groups, including people wishing to commission or build their own homes. Opportunities should be sought through policies and decisions to support small sites to come forward for self and custom build housing.

6.13 The council has a statutory duty to grant enough planning permissions for self and custom build to meet demand within the borough. Historically, this demand has been met[18].

6.14 The existing local plan includes a policy for self and custom build housing which supports the provision of self and custom build housing in suitable locations and requires housing developments of 30 or more dwellings to provide a proportion of serviced plots where there is evidence of unmet need.

6.15 There is opportunity to take forward these policies again in the new local plan. However, different approaches could be looked at to encourage a greater supply of self and custom build including on small sites.

Question 6f

How could the new local plan support the delivery of self and custom build housing including small sites?

17 https://www.gov.uk/government/publications/fixing-our-broken-housing-market

18 Further information is available in the Cheshire East Authority Monitoring Report which is available at https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/authority-monitoring-report/authority-monitoring-report.aspx

Community-led housing

6.16 National planning policy encourages councils to seek out opportunities through planning policies to support community-led housing development on small sites and as exceptions sites. Community-led development is housing that has been built or brought back into use by local people. It is defined in national planning policy as:

'A development instigated and taken forward by a not for-profit organisation set up and run primarily for the purpose of meeting the housing needs of its members and the wider local community, rather than being a primarily commercial enterprise. The organisation is created, managed and democratically controlled by its members. It may take any one of various legal forms including a community land trust, housing co-operative and community benefit society. Membership of the organisation is open to all beneficiaries and prospective beneficiaries of that organisation. The organisation should own, manage or steward the homes in a manner consistent with its purpose, for example through a mutually supported arrangement with a Registered Provider of Social Housing. The benefits of the development to the specified community should be clearly defined and consideration given to how these benefits can be protected over time, including in the event of the organisation being wound up.'

6.17 The council will need to consider how the local plan could support community-led housing including in locations that would not normally be suitable for rural exceptions sites or housing sites. Community-led housing exceptions sites must make provision for affordable housing, be adjacent to existing settlements, proportionate in size to them, not compromise protected areas or assets of particular importance and comply with local design policies and standards.

Question 6g

How could the new local plan support the development of community-led housing including small sites and exceptions sites?

Affordable housing

6.18 The new local plan will need to ensure that sufficient affordable housing is provided to meet local needs. Housing affordability is a challenge for many households in Cheshire East with median house prices currently being 8.14 times median gross earnings[19]. Access to housing for those on lower incomes is only likely to be achieved through the provision of affordable housing at below market rent or price levels. The local plan has an important role to play in the delivery of affordable housing and ensuring that the benefits of housing delivery go to a wider section of the community.

19 https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian

6.19 Affordable housing is housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). There are various types of affordable housing including affordable housing for rent, build to rent, First Homes, community-led housing and discount market sales housing.

6.20 Most affordable housing is built as a developer contribution on market housing schemes and the existing local plan requires that on sites of 15 homes or more in principal towns and key service centres, and on sites of 11 or more elsewhere, a target of 30% affordable homes will need to be provided. The council's current preference is for a mix of these homes to be affordable for rent (65%) and then intermediate housing (35%) which includes shared ownership or other discount products.

6.21 The new local plan will consider the need for affordable housing and the different types, and a new housing needs assessment will be prepared.

Question 6h

How could the local plan address the need for affordable housing? Should the same approach be used across Cheshire East?

First Homes

6.22 First Homes were introduced in the Affordable Homes Update Written Ministerial Statement (24 May 2021)[20] and remains extant government policy. First Homes are a form of affordable discounted market sale housing. National planning practice guidance[21] states that First Homes are now the preferred form of discount market housing for first time buyers. At least 25% of all affordable housing units delivered by developers as part of their planning obligations on sites of 10 or more homes should be First Homes.

6.23 There are basic eligibility criteria for First Homes including that purchasers should be a first-time buyer, should have a combined annual household income not exceeding £80,000 and purchasers should have a mortgage or home purchase plan to fund at least 50% of the discounted purchase price. The government have also specified that the minimum discount should be 30% off the market price of an equivalent home.

6.24 The council could set additional eligibility criteria for its First Homes policy. For instance, setting lower maximum income thresholds, a local connection test or a higher minimum discount from the market price of an equivalent home if it can be demonstrated that there is a need for this, and the development will remain viable.

6.25 First Homes can also be delivered as exceptions sites which are small sites brought forward outside of development plans in order to deliver affordable housing. National planning policy says that councils should support the development of First

20 https://questions-statements.parliament.uk/written-statements/detail/2021-05-24/hcws50
21 https://www.gov.uk/guidance/first-homes

Homes exception sites unless the need for such homes is already being met within the local authority's area. The local plan will need to consider the need for First Homes and how delivery of this form of affordable housing could be supported.

Question 6i

How could the new local plan address the need for First Homes including exceptions sites? Should additional eligibility criteria for First Homes be introduced and should the same approach be used across Cheshire East?

Rural exceptions housing

6.26 Rural exceptions sites are normally small sites used for affordable housing which are in locations which would not normally be supported by housing policies. Sites are normally adjacent to a rural settlement and seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.

6.27 The current local plan includes a policy for rural exceptions sites, and this places a limit on site size (no more than 10 dwellings) and location (sites must be adjacent to a local service centre or settlements within the other settlements tier of the settlement hierarchy).

Question 6j

How could the new local plan encourage the provision of new homes through rural exceptions developments?

Housing standards

6.28 The majority of physical standards that new homes must adhere to are addressed through Building Regulations[22], including reducing carbon emissions and energy efficiency measures. However, local planning authorities can set optional technical standards[23] and nationally described space standards[24] in the policies of the next local plan. These standards cover matters such as the internal layout of dwellings and the size of rooms.

6.29 Existing local plan policies have already brought into effect accessible and adaptable standards and the nationally described space standards. It is likely in the future that some of these standards will be addressed through a future update to the

22 https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1141098/ The_Merged_Approved_Documents_Mar23.pdf
23 https://www.gov.uk/guidance/housing-optional-technical-standards
24 https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard

Building Regulations. If standards such as wheelchair adaptable and accessibility and nationally described space standards are to be included again in the new local plan, the council will need to justify this.

Question 6k

Should the local plan include wheelchair and accessibility standards and what proportion of new homes and specialist housing should comply with those standards?

Question 6l

Should the next local plan require all new homes to meet the nationally described space standard and, if not, why?

Accommodating the needs of Gypsies, Travellers and Travelling Showpersons

6.30 The National Planning Policy for Traveller Sites ("PPTS")[25] makes clear the requirement for local authorities to assess the need for traveller sites and to plan for these in a sustainable manner over a reasonable timescale. Providing permanent sites for good quality pitches and plots for Gypsies, Travellers and Travelling Showpeople can help improve opportunities for access to health care and education to support people in meeting these basic needs.

6.31 Planned site provision can also help reduce the number of unauthorised sites and encampments which can be a source of conflict between the travelling and settled communities. It will aid in resisting future speculative planning applications which may be in less sustainable locations.

6.32 The government recently changed the definition of a Gypsy and Traveller in its last update to the PPTS (19th December 2023) following a recent legal case. Alongside the changes made, the government has also announced that it intends to review the approach to this area of policy and case law in 2024.

6.33 An updated study on accommodation needs for Gypsies, Travellers and Travelling Showpeople will be prepared to help inform both the current nature of provision and the level and type of needs for future provision and this will take account of relevant government policy.

6.34 The preparation of the new local plan provides an opportunity to review existing allocated sites if no development has taken place and to identify new sites for Gypsy and Traveller accommodation if they are needed.

25 https://www.gov.uk/government/publications/planning-policy-for-traveller-sites#full-publication-update-history

Question 6m

How could the council meet future needs for pitches for Gypsies and Travellers and plots for Travelling Showpeople?

Other housing matters

Question 6n

Have we identified the correct housing issues for the local plan to address? Are there any other matters related to homes for everyone that the new local plan should consider?

7 Town centres and retail

Introduction

7.1 The services and facilities that town centres and other retail centres provide are vital for local communities. Thriving and diverse retail centres with a range of shopping, services and leisure facilities enable vibrant and sustainable communities, providing the facilities and services that people need, in sustainable locations that can be easily accessed.

7.2 Cheshire East has a diverse retail offer. There are many town centres of varying sizes and each with its own character, local neighbourhood parades of shops, and a number of dedicated retail parks and supermarkets. There are also several markets in our larger centres.

7.3 Within the new local plan, we will need to define the network of town centres and primary shopping areas within them. We will also need to consider whether there is a need for any new retail provision and, if there is, then plan will need to allocate a range of sites to meet the scale and type of development likely to be needed.

7.4 Further information on retail and town centres in Cheshire East can be found in the 'Town centres and retail topic paper'.

Future of town centres

7.5 Our town centres are important to residents, and a thriving town centre, in terms of the activities as well as the retail and services on offer, is frequently named as one of the most important factors in residents' opinions about their community. They are also the most accessible locations for many of our residents, including those from disadvantaged groups, and play an important role in providing access to retail facilities, services and leisure opportunities.

7.6 In line with national policy, the new local plan will continue to promote a "town centre first" approach to retail development (other than for local shops), leisure, entertainment, many indoor sport and recreation uses, offices, and arts/culture/tourism development. This means that there is a preference for these types of development to be located within town centres wherever possible. Town centres are usually the most accessible locations, and locating these types of developments in them helps to:

- Concentrate activity within them, increasing footfall and supporting their diversification.
- Provide the most equitable access to services and jobs for all groups.
- Increase demand for public transport, walking and cycling, and reducing single trip car journeys and reducing congestion, pollution and carbon emissions.

7.7 Town centres across the whole country are facing unprecedented challenges. Changes in how we shop, including the growth in online shopping, the increased popularity of retail parks, and other technological changes (such as online banking) have contributed to significantly decreased footfall in town centres and the closure of numerous stores as well as other important services, such as banks. These trends have

been exacerbated by the Covid-19 pandemic, with a further increase in online shopping and an increased number of people working at home for all or part of the week leading to a decline in office workers in many town centres. The results are that many centres are struggling to maintain footfall and their retail offer, and they need to find other ways to attract people.

7.8 The new local plan will need to include policies to help our town centres adapt to their changing role. When defining the primary shopping areas, we may need to consider whether some consolidation of retailing is needed in some towns, to re-focus a reduced level of retail in a core area within those town centres. With an increasing number of people working at home, there may also be a reduction in the amount of office space required in town centres in the future.

7.9 The national changes to the Use Class Order and Permitted Development Rights have increased the flexibility to re-use redundant retail and office buildings for alternative uses, without the need for planning permission. Whilst some changes in town centres will come forward without any interventions, the local plan will need to consider what policies or frameworks are needed to support the changing role of town centres. There may be a need to consider the role of temporary uses to support this changing role and enable different land uses that support the town centre.

7.10 The role of the town centre as a community hub and a destination, used for leisure, entertainment, dining and other social activities will be increasingly important. Encouraging a range of uses to set up alongside retailers, like food and drink establishments, entertainment venues and community facilities (including health and education) is a positive way of attracting visitors and supporting our high streets to stay lively throughout the day and into the evening. Retaining and promoting the local distinctiveness of each town centre will also be important to provide a positive experience.

7.11 Open spaces, greening and improved public realm also play a role in supporting our town centres, acting as venues for larger gatherings such as markets or entertainment events as well as promoting interaction and community events. Space for people to dwell and relax encourages people to use town centres and stay longer, meaning they are more likely to visit the shops and cafés, supporting local businesses. Town centres should be exemplars of good quality, well-managed public realm and the impacts that new developments have on the public realm should also be considered.

7.12 Increasing the number of people living in and around the town centre can also help to support businesses and increase the vibrancy in the evenings as well as in the daytime, and new residential development should be encouraged in our town centres, particularly on brownfield and under-used sites. The potential reduction in the need for retail and office premises in future years could allow for new residential properties in some towns, particularly in our larger centres. This would also contribute towards the need for new housing in the borough and given that town centres are a focus for services, facilities and public transport, it would also help in meeting other aims such as providing development in sustainable locations and reducing the need to travel.

7.13 Accessibility of town centres will also be important to continue attracting people to them. As well as improvements to walking, cycling and public transport, it will be important to maintain a good level of parking provision for visitors, residents and workers and extending into the evening to support the night-time economy. The provision of

charging infrastructure in town centre car parks will assist in the transition to electric vehicles as part of the climate emergency response, but could also encourage people to use the town centre facilities whilst charging.

7.14 Some town centres will face more challenges than others, and it is likely that the scale of change may be greater in larger centres. The plan will also need to provide the policy context to facilitate particular regeneration schemes, such as those already ongoing in Macclesfield and Crewe.

Question 7a

Have we identified the correct town centres issues for the new local plan to address? Are there any other issues that the new local plan should consider?

Other retailing

7.15 Small neighbourhood parades of shops and village shops have an important role in providing for the day to day needs of people in their local area. Changes in lifestyles over previous decades (such as the increase in car ownership and the emergence of large supermarkets) mean that many people can now travel further and more easily to shop for food, other goods, and to access services. However, local facilities continue to play an important role for day to day convenience, particularly for those residents who have difficulty accessing the town centre or out of town superstores.

7.16 The local plan will need to consider how best to encourage the retention of local retail facilities. When planning for significant new developments, consideration should be given to the everyday retail needs of the immediate local community, looking at how they can access their nearest neighbourhood shops preferably by walking or cycling.

7.17 The presence of out of town retail also has a part to play in the overall retail offer and historically, out of town retail parks have provided for access to more specialised retail such as hardware and DIY stores, warehouse retailing, garden centres, furniture stores etc. where a larger store footprint is required and car use to transport goods is more essential due to the nature of the items purchased. However, in more recent years some of these out of town locations have begun to offer more general retail functions, often involving existing retailers relocating away from town centres. This has consequences for the health of town centres, but as out of town locations are often less accessible by public transport, walking and cycling, it also disadvantages those without access to a car and encourages more single trip car journeys, increasing congestion, pollution and carbon emissions.

7.18 Whilst the preference remains for retail facilities to be located within town centres (as required by national policy), there will remain a role for many of those existing out of centre retail parks and supermarkets. In some city areas, signs of a reversal of the trend for out of centre retail parks have started to emerge and high land values mean that some lower quality out of centre retail parks are starting to be re-purposed for other uses. Whilst this trend has not yet been seen in Cheshire East, the plan could consider whether to actively encourage other uses in certain out of town retail locations.

Question 7b

Have we identified the correct retailing issues for the local plan to address? Are there any other issues that the local plan should consider?

Other town centres and retail matters

Question 7c

Are there any other matters related to town centres and retail that the new local plan should consider?

8 Jobs, skills and economy

Introduction

8.1 A well-performing local economy is vital for the development of sustainable communities. As stated in the council's Corporate Plan 2021 to 2025[26]. Cheshire East has one of the most successful and resilient economies in the UK, which was valued at £14.4bn as of December 2019 (Gross Value Added). The borough's economy includes successful multinational companies such as Bentley, Waters, AstraZeneca, Barclays, Royal London, and Mornflake, as well as a buoyant range of small and medium size enterprises. Furthermore, the borough has a rich cultural, heritage and visitor economy that contributes more than £920m to its overall economic output.

8.2 Set out below are a list of sub-topics that fall under the heading of jobs, skills, and economy. If you would like to read more about these sub-topics, then please see the accompanying 'Jobs, skills and economy topic paper'.

Employment land and premises

8.3 The borough is home to several thriving and successful sectors including life sciences, advanced manufacturing, digital and carbon zero industries. The combination of a vibrant economy operating within a beautiful environment with great connectivity is a significant asset that can attract more businesses to invest in the area, which will provide more and better paid local jobs for residents.

8.4 However, education, public administration as well as general administrative and support services underperform in relation to employment share in Cheshire East. Employment share in these areas is lower than the Northwest and England averages[27].

Question 8a

How can the local plan support new and existing businesses?

Question 8b

Are there any sectors that borough does not currently make provision for, and should? If so, please expand on your answer.

26 Cheshire East Council Corporate Plan 2021-2025 https://www.cheshireeast.gov.uk/pdf/council-and-democracy/corporate-plans/cec-corporate-plan-2021-to-2025.pdf

27 Employment by industry, Cheshire East, North West and England, 2016 and 2021Business Register and Employment Survey (BRES), Office for National Statistics (ONS), NOMIS. Crown Copyright.

Green economy

8.5 The green economy is an economic system or sector that is based on or guided by environmentalist principles: energy efficiency, low carbon, sustainable development.

8.6 Cheshire East is committed to reducing carbon emissions and becoming a carbon neutral borough by 2045, which could be through initiatives such as[28]:

- setting a best practice low-carbon example across the council's own operations,
- working with strategic partners locally to deliver projects (for example using local suppliers for procurement and commissioning)
- encouraging carbon reduction measures through policy decisions
- bringing together stakeholders to act collectively in partnership
- linking climate action to other objectives in the borough
- lobbying national government for greater ambition
- providing education and guidance to stakeholders and residents
- sharing resources as a trusted source of information

Question 8c

What approaches can the local plan take to support the green economy?

Freight and logistics

8.7 The UK's freight and logistics sector – a network of ports, airports, roads and railways, together with all the warehousing in between - is world class, however it also contributes to pollution and congestion in the UK's urban areas[29]. The availability of land for freight distribution centres and other infrastructure is crucial for the efficient operation of the sector and will be even more important in the future for enabling optimised last mile operations[30].

8.8 The growth in on-line shopping is leading to a substantial rise in parcel deliveries[31]. As people work more flexibly and more goods are delivered to peoples' homes during the day (and night) there is likely to be an increased demand for last mile logistics (the movement of goods, most likely from a transportation hub, to the final delivery destination)[29]. However, the growth of e-commerce and delivery businesses can have a negative impact on the UK transport system and the environment.

28 Cheshire East Council, Borough-wide Baseline & Carbon Reduction Options, Menu of Options, November 2022, p108 http://moderngov.cheshireeast.gov.uk/ecminutes/documents/s100844/Appendix%201%20for%20Carbon%20Neutral%20ProgressUpdate.pdf

29 Future of freight; a long-term plan, Department for Transport, 2022 https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1085917/future-of-freight-plan.pdf

30 Better delivery: the challenge for freight. Freight final study report, National Infrastructure Commission, April 2019 https://nic.org.uk/app/uploads/Better-Delivery-April-2019.pdf

31 Position statement on last mile logistics, Department for Transport, June 2020 https://www.gov.uk/government/publications/review-of-last-mile-logistics-2019/position-statement-on-last-mile-logistics

8.9 The government's 'Position statement on last mile logistics' (June 2020) suggests several potential technical solutions: light vans, e-cargo bikes and similar, autonomous ground vehicles, drones, tunnels and tubes with cargo pods on tracks (typically using linear motors), and neighbourhood manufacturing sites employing 3D printing[31].

8.10 The UK freight and logistics sector is operated by private sector companies who invest in infrastructure (ports, rail terminals and airports) and equipment (trucks and rolling stock) without government support. The public sector invests in the road and rail network that is used by freight transport operators[29].

Question 8d

How should the local plan address the future need for logistics?

Question 8e

How can this be balanced with the need to minimise negative impacts on the environment and the transport network?

Question 8f

What evidence is needed to support appropriate planning policies?

Tourism

8.11 Tourism has a vital role to play in the continuing economic success and development of both Cheshire East and the Northwest region.

8.12 A diverse range of visitor destinations attract tourists from across the UK and overseas. Great houses such as Tatton Park or Lyme Park reflect the wealth and influence of a borough that is still one of the most prosperous in Britain. Other major attractions include Jodrell Bank (a UNESCO World Heritage Site), Quarry Bank Mill, the canal network, and the Peak District National Park. There are several National Trust properties in Cheshire East including Little Moreton Hall, Nether Alderley Mill, Tatton Park, Lyme Park, and Quarry Bank Mill. Additionally, the extensive footpath, cycleway and bridleway network is a key attraction of the borough.

Question 8g

How can the local plan support tourism and the visitor economy?

Skills

8.13 In January 2021, the government published the 'Skills White Paper, Lifelong Learning for Opportunity and Growth'[32]. The White Paper highlights that there are significant skills gaps at higher technical levels, with a growing employer demand for the skills that these levels provide.

8.14 In terms of skills development and knowledge transfer, the borough has major educational assets in the form of Crewe Engineering and Design University Technical College, South Cheshire College, Reaseheath College and Macclesfield College. Jodrell Bank is a world leader in radio astronomy-related research and technology development, with the Jodrell Back Centre for Astrophysics being the astronomical research centre of The University of Manchester. Cheshire East also has convenient access to higher education, with many major universities within a 2-hour journey time. Jodrell Bank is also the headquarters of the Square Kilometre Array, an international project involving brilliant scientists that is trying to find out the answers to some of the biggest questions in space.

Question 8h

How can the local plan help minimise the skills gap and make sure that local people can take advantage of opportunities?

Other jobs, skills and economy matters

Question 8i

Are there any other matters related to jobs, skills and economy that the new local plan should consider?

32 https://www.gov.uk/government/publications/skills-for-jobs-lifelong-learning-for-opportunity-and-growth

9 Transport and infrastructure

Introduction

9.1 An effective transport and infrastructure network supports the sustainable functioning of existing communities and helps enable opportunities for further growth within the borough. Transport connects people to jobs, community services and facilities, recreation, friends and family. The planning system can be used to help improve accessibility and implement national objectives around reducing car use and encouraging more sustainable modes of travel such as walking, cycling or public transport. The local plan represents one element of a wider suite of transport policies and strategies that are intended to operate in a co-ordinated way at the national, regional, borough-wide and local level.

9.2 Other forms of infrastructure are also important to the wider well-being of society such as the suitable provision of utilities (water, gas and electricity), telecommunications networks, green space networks (parks, gardens, woodlands, green corridors etc), and social and community facilities. The identification and implementation of the infrastructure improvements required to support growth in the borough is a fundamental requirement for the successful development of a new local plan. The council will prepare a new infrastructure delivery plan to provide these details and help it secure developer contributions from planning applications in the future.

9.3 Further information on transport and infrastructure in Cheshire East can be found in the 'Transport and infrastructure topic paper'.

Active travel

9.4 Active travel refers to modes of travel that involve a level of activity and is considered the least carbon intensive way to travel. The term refers mostly to walking and cycling but can also mean other forms of wheeled activity such as trips made by wheelchair, mobility scooters, adapted cycles, e-cycles, scooters and cycle share schemes. These types or modes of travel can provide health and economic benefits, through improved physical / mental well-being as well as decreased congestion and air / noise pollution. Therefore, the aim is to make cycling and walking the natural choice for shorter journeys, and for it to also form part of longer journeys

9.5 The council does not currently have a specific planning policy on active travel but this issue is incorporated within other existing local plan policies such as Local Plan Strategy Policy CO 1 'Sustainable Travel and Transport', Policy CO 2 'Enabling Business Growth Through Transport Infrastructure', Policy CO 4 'Travel Plans and Transport Assessments' and through Policy INF 1 'Cycleways, bridleways and footpaths'[33].

Question 9a

How can we support active travel through policies in the new local plan?

33 Available to view at www.cheshireeast.gov.uk/localplan

Public transport

9.6 Increasing the use of travel by bus or rail will also help reduce car use and deliver wider goals around sustainability. The 2021 census shows that car use in Cheshire East is significantly higher than the national and regional average. This reflects the size and geographical spread of settlements in the borough, the distance to main employment centres and the higher costs associated with delivering public transport in a rural setting.

Bus

9.7 Bus services in Cheshire East provide access between and within the major settlements, as well as provide an important role in connecting users to local services including employment, schools and recreation. The Cheshire East bus network comprises a mix of commercial and supported services with Cheshire East Council responsible for coordination and information provision.

9.8 The council published its first five year Bus Service Improvement Plan (BSIP) on 31 October 2021 with the aim of improving the speed, reliability and quality of service. The council has set out how it intends to deliver the identified aims in association with bus operators through its Enhanced Partnership Scheme[34]. The proposals identified represent what is considered achievable without any additional funding from central government.

9.9 The council recognises that traditional, scheduled bus services may not be feasible in all areas of the borough or meet the needs of all residents and communities in Cheshire East. Where bus services are not the best solution, it may be advantageous to consider 'demand responsive' flexible transport solutions. Community transport can offer an alternative mode of transport, particularly in more rural areas. A number of such schemes are in place across the borough including dedicated parish minibuses and community car schemes.

Rail

9.10 The Cheshire East area plays an important role in rail connectivity, with Crewe providing a nationally significant hub for connections on the West Coast Mainline. The borough also possesses access to inter-city services from Macclesfield and Wilmslow, as well as a number of inter-urban connections that are essential to the ongoing vitality of the economy. The borough has 23 stations on the national rail network. The number of passengers carried by rail services has grown strongly since privatisation in 1994, but this has been limited in certain instances in Cheshire East by the availability and capacity of services with some stations only providing an hourly service. The recent decision to cancel HS2 north of Birmingham (to Crewe and Manchester) means that the potential to free up capacity for more local services has been greatly reduced.

9.11 The railway line through Middlewich is currently used solely for freight. Re-opening the Northwich to Sandbach line for passenger services would increase travel choice, improve accessibility and enable sustainable growth in Middlewich. An area of land at Brooks Lane has been safeguarded for this purpose and work has been

34 The Bus Service Improvement Plan and Enhanced Partnership Scheme are available at https://www.cheshireeast.gov.uk/public_transport/transport_strategies.aspx

undertaken to consider the feasibility of this proposal. In addition, the section of the railway between Crewe and Alsager requires investment; double tracking this section of railway would enable service increases on the Crewe to Derby line.

Question 9b

How can public transport be supported through policies in the new local plan?

Car parking

9.12 Parking provision in the borough supports accessibility for residents, businesses, shoppers, workers and commuters. Parking provision has the potential to impact on surrounding areas both negatively and positively. When parking is well managed it can support thriving businesses, provide access to services and enable active social lives; but when not well managed parking can encourage car travel to areas which suffer unduly from congestion as well as causing other environmental and social issues.

9.13 The council has published a High Level Parking Strategy (2017)[35] for Cheshire East which seeks to manage on and off street parking (to positively affect the capacity and flow of the road network), whilst encouraging more sustainable travel patterns where these alternatives are available.

9.14 The parking standards that the council currently applies to new development is set out in Appendix C of the Local Plan Strategy[36]. These represent minimum standards for residential development and recommended levels for other uses.

Question 9c

Are the current parking standards suitable and is there anything further in planning policy that the council should do in relation to parking?

Developer contributions

9.15 Developer contributions are sought by the council through the Community Infrastructure Levy (CIL) and through legal agreements via Section 106 planning obligations and S278 highway agreements.

Community Infrastructure Levy

9.16 The Community Infrastructure Levy is a planning charge that local authorities can use to support the development of their area. It is a set charge on most new development based on the gross internal floorspace of buildings and is used to help fund

35 https://moderngov.cheshireeast.gov.uk/documents/s62470/Local%20Transport%20Plan%20Refresh%20-%20app%204a.pdf

36 Available at www.cheshireeast.gov.uk/localplanstrategy

the infrastructure needed to address the cumulative impact of development across the borough. It has been charged in Cheshire East since March 2019. Only two types of development in Cheshire East are liable to pay a CIL charge. These are housing (excluding affordable housing and apartments) and retail development at two specific locations (the Crewe Grand Junction and Handforth Dean retail parks). All other development has a zero CIL charge for economic viability reasons. The council's CIL charging schedule sets out its CIL charging rates[37].

Section 106 Obligations

9.17 Section 106 of the Town and Country Planning Act 1990 enables a local planning authority to enter into a negotiated agreement or planning obligation to mitigate the impact of a specific development and make it acceptable in planning terms. The planning obligation might, for example, require the provision or contribution to a new or improved road, school, health facility or local green infrastructure. Local planning authorities can also seek planning obligations to secure a proportion of affordable housing from residential developments. Further details on planning obligations can be found on the government's website[38].

9.18 Our annual Infrastructure Funding Statement[39] summarises information on CIL and other developer contributions, as well as the projects funded and those the council is seeking to fund.

Question 9d

Is there any more the council should be doing regarding the seeking and use of developer contributions that is achievable within the strict planning regulations framework that governs this matter?

Infrastructure

9.19 The term 'infrastructure' is broadly used for planning purposes to cover all the service requirements that are needed to make places function efficiently and effectively, thereby helping to create sustainable communities. It is commonly split into categories such as physical, social / community and environmental infrastructure.

9.20 Physical infrastructure generally refers to the transport and telecommunication networks, the supply of utilities (water, gas and electricity), the management of waste or flood risk, the treatment of wastewater and the public realm (street lighting, seating, planting etc). Social / community infrastructure includes facilities relating to health, education, social care, leisure and culture, as well as places of worship and community

37 Further details on CIL rates and CIL more generally is available at https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/community-infrastructure-levy/community-infrastructure-levy.aspx
38 https://www.gov.uk/guidance/planning-obligations
39 Available at https://www.cheshireeast.gov.uk/planning/spatial-planning/infrastructure-funding-developer-contributions.aspx

centres. Environmental infrastructure refers to the network of green and blue corridors within and between settlements. This can include parks, gardens, woodlands, countryside, rivers, lakes and canals.

9.21 In preparing a new local plan, it is important for the council understands what new and improved infrastructure is required to overcome existing issues and help accommodate any proposals for growth in the borough. To achieve this the council will work with infrastructure providers to prepare a new Infrastructure Delivery Plan (IDP)[40]. This will provide a prioritised list of the strategic infrastructure needed to successfully deliver the local plan. It should include information on the timescale for delivery, the estimated cost of provision, how it will be funded and who will be responsible for its provision. The IDP will be subject to public consultation as part of the wider local plan preparation process.

Question 9e

Are there any particular requirements for new or improved infrastructure that you consider are needed to support further development in the borough and should be provided for as part of the new local plan process?

Other transport and infrastructure matters

Question 9f

Are there any other matters related to transport and infrastructure that the new local plan should consider?

40 The current IDP can be viewed at https://cheshireeast-consult.objective.co.uk/kseapi/public/files/4094467

10 Historic environment

Introduction

10.1 Cheshire East has one of the richest historic legacies in the north of England. Renowned for its numerous stately homes, extensive gardens and parklands, and industrial heritage, the borough has a magnificent heritage that the new local plan will seek to preserve and enhance. Further information on the historic environment in Cheshire East can be found in the 'Historic environment topic paper'.

General policies for heritage assets protection

10.2 Cheshire East contains a varied and unique heritage, which includes formally designated assets such as conservation areas and listed buildings. It also has many non-designated assets. These can include buildings, monuments and sites that are considered to have a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.

10.3 The council aims to make sure that all historic assets are adequately protected against loss or unacceptable change, by having appropriate planning policies in the local plan.

10.4 Currently, national planning policy requires local plans to set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect and decay. This must include the ability to sustain or enhance the significance of heritage assets, by allowing viable uses consistent with their conservation.

10.5 However, as part of the government's ongoing reforms to the planning system it is expected that general policies relating to the protection of heritage assets will be published at a national level, as part of a suite of National Development Management Policies (NDMPs). NDMPs will cover matters that are currently addressed by policies within local plans in a very similar way up and down the country. So, it is likely in the future that general heritage protection policies will not need to be included within individual local plans.

Question 10a

If general policies relating to the protection of heritage assets are included within National Development Management Policies in the future, are there other heritage matters that would still need to be included within the policies of the new local plan?

Jodrell Bank

10.6 In July 2019, in recognition of its internationally significant heritage, science and cultural impact, Jodrell Bank Observatory was awarded UNESCO[41] World Heritage Site (WHS) status and has been inscribed on the World Heritage List.

10.7 This places the observatory on an equal heritage footing with places such as Stonehenge and the Taj Mahal recognised by UNESCO's international community as sites of Outstanding Universal Value (OUV). The WHS inscription acknowledges Jodrell Bank's tremendous scientific endeavours and its role in achieving a transformational understanding of the universe.

10.8 The current local plan has a vital role in protecting the observatory and this is currently achieved through Local Plan Strategy Policy SE 14 'Jodrell Bank' and Policy HER 9 'Jodrell Bank World Heritage Site' in the Site Allocations and Development Policies Document. It is expected that a policy which similarly makes sure that appropriate protection is given to this historic asset of the very highest significance will be included in the new local plan. It is also expected that the new local plan policies map will show the World Heritage Site and the buffer zone that has been defined around it.

10.9 The council is also preparing a Jodrell Bank Observatory Supplementary Planning Document[42]. It will provide further guidance on how applicants should consider the impact of their proposals on Jodrell Bank and how they can demonstrate that the requirements of local plan policies have been met.

Question 10b

Do you agree with the proposed approach to provide appropriate protection to the Jodrell Bank Observatory World Heritage Site?

Other historic environment matters

Question 10c

Are there any other matters related to the historic environment that the new local plan should consider?

41 UNESCO is the United Nations Educational, Scientific and Cultural Organization. For more information about UNESCO see https://www.unesco.org/en

42 For more information about the Jodrell Bank Supplementary Planning Document, see https://www.cheshireeast.gov.uk/ planning/spatial-planning/cheshire_east_local_plan/supplementary_plan_documents/supplementary_plan_documents.aspx

11 Towns and villages

Introduction

11.1 Cheshire East is a large borough, covering a wide geographic area. It has a large number of towns and villages which vary greatly in their size, character, function and form.

11.2 The new local plan will need to consider the development needs and opportunities in each settlement and set a strategy for the distribution of development. It will also need to consider community facilities and there is the opportunity to address any particular issues identified in individual towns and villages.

11.3 Further information on the approach to towns and villages can be found in the 'Towns and villages topic paper'.

A hierarchy of settlements

11.4 The new local plan will need to review and update the existing hierarchy of settlements in the current plan. This current hierarchy has four tiers and sets a strategy for development in each:

- Principal towns (Crewe and Macclesfield): significant development will be encouraged to support their revitalisation, recognising their role as the most important settlements in the borough. Development will maximise the use of existing infrastructure and resources to allow jobs, homes and other facilities to be located close to each other and accessible by public transport.
- Key service centres (Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow): development of a scale, location and nature that recognises and reinforces the distinctiveness of each individual town will be supported to maintain their vitality and viability.
- Local service centres (Alderley Edge, Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Mobberley, Prestbury, Shavington and Wrenbury): small scale development to meet needs and priorities will be supported where it contributes to the creation and maintenance of sustainable communities.
- Other settlements and rural areas: growth and investment should be confined to proportionate development at a scale commensurate with the function and character of the settlement and confined to locations well related to the existing built up extent of the settlement, in the interests of sustainable development and the maintenance of local services. It may be appropriate for local needs to be met within larger settlements, dependent on location.

11.5 Within the 'other settlements and rural areas' tier, the current plan also lists 35 'infill villages', where limited infilling is appropriate within the defined village boundary. These are: Acton, Adlington, Arclid, Ashley, Astbury, Aston, Brereton Green, Church Minshull, Cranage, Eaton, Gawsworth, Hankelow, Hassall Green, Henbury, High Legh, Higher Hurdsfield, Higher Poynton, Hough, Langley, Lawtongate and Lawton Heath,

Lyme Green, Mount Pleasant, Mow Cop, Over Peover, Pickmere, Plumley, Rainow, Rode Heath, Scholar Green, Styal, Sutton Lane Ends, The Bank, Winterley, Wybunbury and Wychwood Village.

11.6 A draft methodology[43] for defining an updated settlement hierarchy has been produced, which proposes to categorise settlements into a five tier hierarchy by looking at the following factors for each settlement: level of services and facilities; availability of sustainable transport options; population size; employment role and the number of jobs; retail role and the number of retail units; spatial form (whether the settlement is a clear cluster of development or whether it is more dispersed and sparsely populated).

11.7 The draft methodology proposes to use similar names to the current tiers of the hierarchy to label the five proposed tiers: Principal towns, Key service centres, Local service centres, Infill villages/sustainable villages, and Rural areas. However, we recognise that these are rather technical labels and not easily understood. We would be interested in hearing suggestions for naming the proposed five tiers in the settlement hierarchy.

11.8 Further information about the proposed approach is set out in the draft methodology report and we also invite your comments on this document

11.9 It is important to highlight that a new settlement hierarchy will not determine, on its own, how much development will be proposed in a particular town or village under the new local plan. It will help to inform such decisions, but alongside the consideration of other important pieces of evidence. These will include (amongst others) an assessment of the borough's future development needs, to be carried out later in the plan making process. This is considered further in the next section.

Question 11a

Do you agree with the proposed approach to reviewing and updating the settlement hierarchy? Are there any other factors that we should consider?

Meeting our future development needs

11.10 As required by national policy, the new local plan will need to set out an overall strategy for the scale and pattern of development. In addition to infrastructure, community facilities and conservation/enhancement of the natural and built environment, the new local plan will specifically need to make sufficient provision for housing (including affordable housing), employment development (such as offices, industrial units, and warehouses), and retail/leisure/commercial development.

43 The draft methodology for determining the settlement hierarchy can be viewed at [INSERT LINK]

Distribution of development

11.11 The issues related to the overall amount of each of these types of development are considered in the 'Homes for everyone', 'Jobs skills and economy', and 'Town centres and retail' chapters of this issues paper. Once the overall amount of development has been determined, the new local plan will need to set a strategy for the distribution of this development across the borough.

11.12 A large range of factors will influence the distribution of development, and may include matters such as:

- Housing demand and availability, house prices and affordability rations, level of affordable housing need, need for specialist housing (such as for older people), availability of jobs, commuting patterns, infrastructure capacity and constraints and the level of services and facilities. Some of these matters will help to determine the new local plan settlement hierarchy.
- Landscape character, nature and ecology issues, heritage matters, flood risk, agricultural land quality, open spaces and other green infrastructure, Green Belt and strategic green gap designations.
- Amount of brownfield and urban land that may become available for re-use, availability of development sites, market attractiveness of locations, development viability.

Question 11b

Have we identified the right matters to take into account when considering the distribution of development across the borough? What else should be considered?

Making the best use of land

11.13 As required by national policy, the new local plan will need to set out a strategy to accommodate the overall needs for development in a way that makes as much use as possible of previously developed (brownfield) land.

11.14 Since the start of the current local plan period in 2010, around 39% of new homes and 48% of employment floorspace has been developed on brownfield sites.

Question 11c

How can the local plan best support and encourage the re-use of previously developed and urban land whilst making sure that sufficient development comes forward to meet needs?

Site selection

11.15 The plan will also need to provide a clear strategy for bringing sufficient land forward and at a sufficient rate to enable the needs for development to be met over the plan period. Further work will need to be carried out to assess the capacity of sites to accommodate new development, but it is likely that additional development sites will need to be allocated to meet needs.

11.16 To make sure that the most appropriate sites are chosen, we will need to appraise all candidates using a site selection methodology, so that all sites can be assessed on a consistent basis. The previous site selection process[44] considered factors including viability, landscape, settlement character and urban form, strategic green gaps, neighbouring uses, highways, heritage assets, flooding, drainage, ecology, Tree Preservation Orders, air quality, mineral resources, accessibility to important services and facilities, public transport, brownfield land, agricultural land quality, contamination, loss of employment facilities, the distance to employment sites and Green Belt issues.

11.17 The government is considering the use of standard templates for some aspects of local plan evidence gathering, and it might be that in future the methodology for selecting sites for inclusion in a plan is prescribed at a national level. However, there is currently no certainty in this respect and until there is, we will need to consider the appropriate factors for us to apply when selecting sites.

Question 11d

Have we broadly identified the right matters to take into account when considering which sites to include in the local plan? What else should be considered?

Community facilities

11.18 Community facilities can make a positive contribution to the social or cultural life of the community. Facilities such as public houses; places of worship; village halls and other meeting places; schools; and local shops are important to the communities that they serve, and they improve the sustainability of towns, villages, and rural areas. Cheshire East has a variety of different communities, ranging from large towns to villages and rural settlements. There is also a network of formal and informal community groups, which together provide an enormous range of activities, support, and services.

Question 11e

How can the local plan support existing and/or proposed community facilities?

44 Available at https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/site-allocations-and-policies/ sadpd-examination/documents/examination-library/ED07-Site-Selection-Methodology-Report.pdf

Your town or village

11.19 The new local plan may also be able to include policies to address specific issues in specific towns or villages. For example, the current plan includes specific policies to guide the regeneration and improvement of Crewe town centre and Macclesfield town centre. Other ways in which it could help include (for example) the provision of affordable housing for local people, directing development to locations where it can help to contribute towards the provision of a particular piece of infrastructure, or allocation of smaller sites in villages to help maintain local shops and facilities.

11.20 Cheshire East is one of the leading areas in the country for the production of neighbourhood plans, with 38 completed neighbourhood plans[45] in place. These plans form part of the statutory development plan for Cheshire East and their policies must be considered in making decisions on planning applications. They are produced by local town or parish councils, with their preparation often led by a neighbourhood planning working group to draw in wider community participation and support. Place specific issues are often best addressed in these more local neighbourhood plans, but there may be a role for the new local plan to reflect local aspirations and priorities as well.

Question 11f

Are there any specific issues in your town, village or local area that the new local plan should help to address? Please tell us what the issue is, which town or village it affects and how you think the new local plan could help to address the issue.

Other towns and villages matters

Question 11g

Are there any other matters related to towns and villages that the new local plan should consider?

45 Completed neighbourhood plans are all available at https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/completed-neighbourhood-plans.aspx

12 Rural matters

Introduction

12.1 Cheshire East is in large part a rural borough. The area contains many large and medium-sized towns, and other parts are influenced by the major Greater Manchester and Potteries conurbations, but there are also many deeply rural areas. The Cheshire countryside is highly valued by residents, visitors and businesses alike. From the sandstone ridge, across the Cheshire Plain and up to the Peak District Fringe, the borough's countryside is cherished for its scenic, recreational, aesthetic and productive qualities. The countryside in Cheshire East is also a working environment. Much of the land is fertile and the borough is an important area for food production. Many people live and work in the countryside, and rural tourism is an important part of the borough's economy.

12.2 Further information on rural matters in Cheshire East can be found in the 'Rural matters topic paper'.

Agriculture

Supporting agriculture

12.3 Agriculture is vital for our food security and is an important part of the Cheshire East economy, employing around 4,000 people. Whilst many agricultural developments do not require planning permission and are allowed under "permitted development" rights set nationally, some types of developments do still fall within the remit of planning control and the current local plan includes a number of policies that are designed to support agriculture in Cheshire East. These include support for new agricultural buildings, proposals for farm diversification, and new dwellings for agricultural workers where there is an essential need for them to live at or close to their place of work.

Question 12a

What policies should be included in the new local plan to support the role of agriculture in Cheshire East?

Protection of agricultural land

12.4 As Cheshire East is a food-producing area with a significant agricultural economy, but it also faces significant pressures for new development, the protection of agricultural land is of particular importance in the borough.

12.5 The Agricultural Land Classification categorises land into grade 1-5 (with Grade 3 being subdivided into Grade 3a and Grade 3b). National policy defines the "best and most versatile agricultural land" as Grade 1, Grade 2 and Grade 3a land. The

agricultural land in Cheshire East is predominantly Grade 3, with some areas of Grade 2 land on the Cheshire Plain and also some areas of Grade 4/Grade 5 land, particularly in the upland areas to the east of the borough.

12.6 Under national policy, local plan policies should "take account of the economic and other benefits of the best and most versatile agricultural land" (Grade 1, Grade 2 and Grade 3a), and the current local plan includes policies to protect this best and most versatile land wherever possible. However, given the requirements of the National Planning Policy Framework, this policy protection does not currently extend to lower quality agricultural land.

Question 12b

What policies should be included in the new local plan to protect the best and most versatile agricultural land? How can the plan also recognise and promote the benefits of other agricultural land?

The countryside

12.7 National policy requires local plan policies to recognise the intrinsic character and beauty of the countryside, but recognises that some types of development should be allowed in rural areas. It requires the local plan to enable development to support the rural economy (including development for businesses, tourism, leisure and community facilities), support opportunities to bring forward rural affordable housing and allow homes for essential rural workers, such as those employed in agriculture or forestry.

12.8 The current local plan establishes a more restrictive approach to development in the countryside than it does within our larger towns and villages. It allows for different types of development, provided it respects the character of the countryside, including agriculture, outdoor recreation, businesses, tourism, equestrian uses, infrastructure, some limited infilling, small affordable housing schemes, re-use or replacement of buildings, and limited extensions to buildings.

Question 12c

What types of development should the new local plan allow for in countryside areas? What types of uses are appropriate in a rural area?

12.9 Maintaining the character of the countryside whilst supporting the livelihoods of those who live and work there are significant and enduring tensions in Cheshire East. We also recognise that there are particular issues facing communities in more rural areas, such as the availability of public transport and access to education, community facilities and services.

Question 12d

Are there are other local plan policies that could help to support the sustainability of rural communities?

Green Belt land

12.10 "Green Belt" is a planning policy designation with the fundamental aim of preventing urban sprawl by keeping land permanently open. Green Belts have been defined around many of the country's largest cities and conurbations, to prevent urban sprawl extending outwards into the surrounding areas. The term "Green Belt" is different from "greenfield". A Green Belt covers a wide area and may include buildings, infrastructure, brownfield land and other degraded land, as well as large areas of undeveloped land. Greenfield land refers to all land (whether in the Green Belt or not) that has not been previously developed.

12.11 There are areas of Green Belt in the north and south of Cheshire East, which are part of the Green Belts surrounding the Greater Manchester and Potteries conurbations.

12.12 Development within Green Belt areas is restricted by national policy, but some types of development are allowed, such as agriculture, limited extensions, replacements buildings, limited infilling in villages, small affordable housing schemes and the re-use of previously developed land.

12.13 As set out in national policy, the permanence of Green Belts is very important, and their boundaries should only be altered in exceptional circumstances. The current local plan maintained the general extent of the Green Belt but did make alterations to the detailed Green Belt boundaries to identify enough land to meet development needs to 2030. It also identified areas of "safeguarded land". This involved taking additional land out of the Green Belt to potentially assist in meeting longer-term development needs.

Question 12e

Are there any "exceptional circumstances" that would justify making further alterations to the Green Belt boundaries in the next local plan?

Strategic green gaps

12.14 The area around Crewe lies beyond the Green Belts surrounding Greater Manchester and The Potteries. As Crewe has grown since the arrival of the railways in the 1830s, the loss of the gaps between Crewe, Nantwich and several other settlements has caused some settlements to merge into the Crewe urban area and very narrow gaps to remain in other cases.

12.15 There has been a long-term local “green gap” policy that sets additional restrictions to development than the normal policy for the countryside and seeks to prevent settlements from merging, whilst protecting their separate identifies and settings. The current policy protects the gaps between Crewe/Nantwich/Willaston/Wistaston, Crewe/Shavington/ Rope/Willaston, Crewe/Shavington/Basford/Weston, and Crewe/ Haslington.

12.16 In addition, there are a number of neighbourhood plans that include more local “gap” policies.

Question 12f

What approach should be taken to the strategic green gaps in the new local plan? Are there any other gaps that would warrant additional protection in the plan?

Other rural matters

Question 8i

Are there any other rural matters that the new local plan should consider?

13 Minerals

Introduction

13.1 Minerals are an essential component in the creation of both a successful economy and a good quality of life. Aggregates and other types of construction minerals are needed to build homes, factories, offices, and transport infrastructure. Other minerals are used in industry, food production, agriculture and for leisure uses. Energy minerals like oil and gas provide the country with power and heating.

13.2 Further information on the mineral resources and issues in Cheshire East can be found in the 'Minerals topic paper'.

Preparation of minerals and waste policies

13.3 The council consulted on a draft minerals and waste plan in late 2022 but is now considering producing a single local plan to include all planning policies for its area. If this happens, all the responses and sites received following the previous 2017 and 2022 consultations will be considered during the preparation of the new draft local plan. The new minerals policies once approved will replace the saved policies contained within the Minerals Local Plan[46] prepared by Cheshire County Council, as well as Policy SE 10 in the Local Plan Strategy.

13.4 A first step in preparing the minerals approach in the new local plan is to understand the mineral resource that is present in the borough, the likely required demand for each mineral over the plan period and the constraints that may limit the areas or amount of extraction that can occur, such as the impact on communities or the natural and historic environment.

Question 13a

Should the council prepare a single local plan including minerals and waste policies, or should these continue to be progressed in a separate plan? Please give reasons for your answer.

Background

National planning policy

13.5 The NPPF states 'It is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy, and goods that the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term conservation.' The NPPF also requires mineral planning authorities to `take account of the contribution that

46 Available at https://www.cheshireeast.gov.uk/planning/spatial-planning/saved_and_other_policies/cheshire_minerals_local_plan/cheshire_minerals_local_plan.aspx

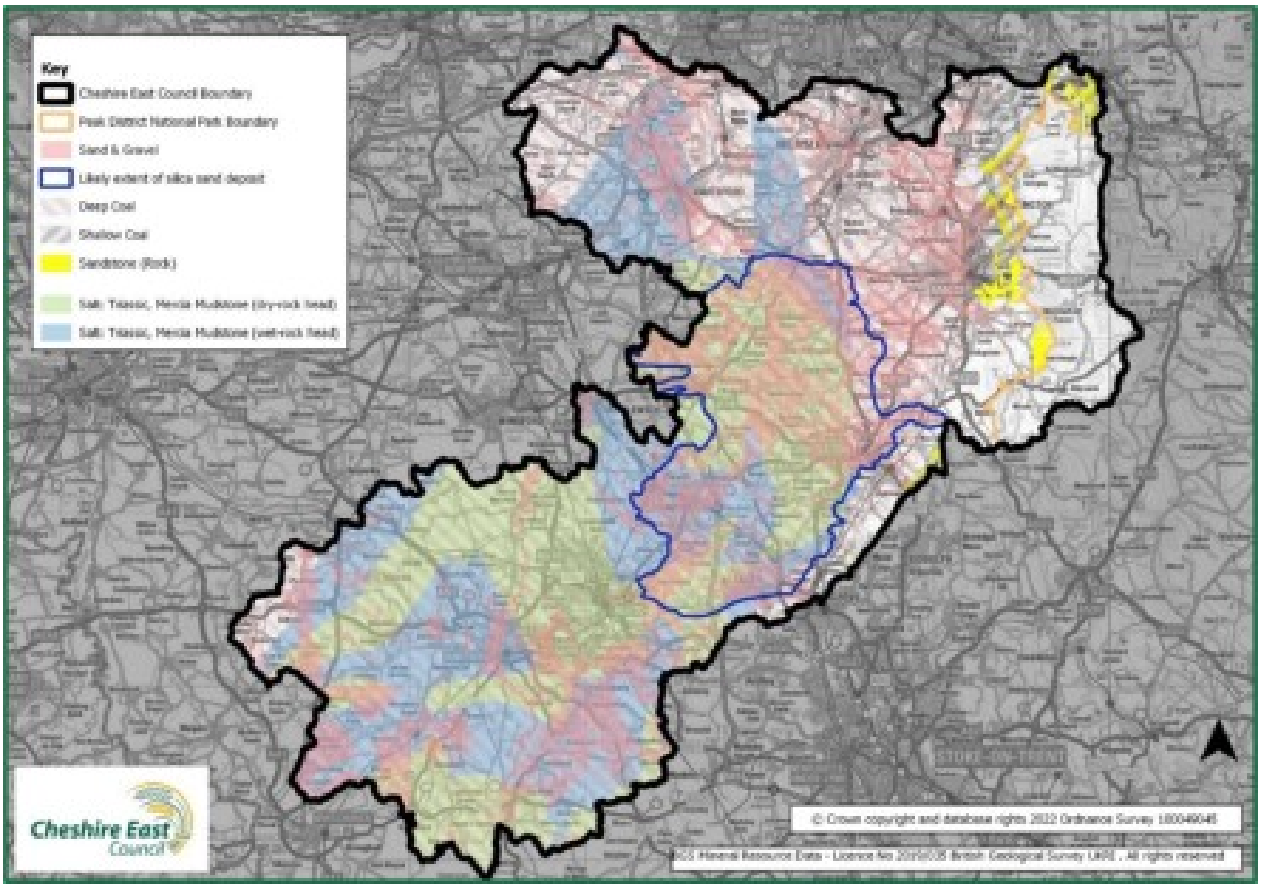
substitute, or secondary and recycled materials and minerals waste would make to the supply of materials, before considering extraction of primary materials, whilst aiming to source minerals supplies indigenously.

13.6 The NPPF requires mineral planning authorities to safeguard mineral resources by defining mineral safeguarding areas and adopting appropriate policies so that known locations of specific minerals resources of local and national importance are not sterilised by non-mineral development where this should be avoided (whilst not creating a presumption that the resources defined will be worked). It also requires minerals planning authorities to plan for a steady and adequate supply of aggregates and industrial minerals, by making provision for the maintenance of landbanks of at least 7 years for sand and gravel; at least 10 years for crushed rock; and by maintaining a stock of reserves at silica sand (and other individual industrial mineral) sites of at least 10 years.

Geological information

13.7 The geology underlying Cheshire East is diverse and provides a range of mineral resources including clay, peat, coal, hydrocarbons (oil & gas), salt, sandstone, and sand (see Figure 13.1 below).

Figure 13.1 Cheshire East Mineral Resource Overview



Permitted mineral extraction sites

13.8 At the end of 2022 there were seventeen permitted mineral sites[47] within Cheshire East. Further detail on the status of each aggregate site can be found in the Local Aggregate Assessment (LAA 2023)[48]. However, White Moss Quarry is not included in the permitted reserve of aggregate sand sites owing to sand quality issues preventing its inclusion but is listed in the Table 1 below for completeness. The seventeen permitted sites comprise the following mineral types: peat (two sites); salt (brine) (one site); silica (industrial sand) four sites; construction sand (one site); and sandstone (nine sites).

Table 13.1 Permitted mineral sites in Cheshire East

Site	Mineral type	Commentary
White Moss Quarry, Nr Alsager	Peat	
Lindow Moss, Nr Wilmslow	Peat	
Warmingham Brinefield	Salt (brine)	
Arclid Quarry, Arclid, Nr Sandbach	Silica (industrial) sand	Mainly industrial sand with small quantities of construction sand
Bent Farm Quarry, Congleton	Silica (industrial) sand	Mainly industrial sand with small quantities of construction sand
Eaton Hall Quarry, Congleton	Silica (industrial) sand	Mainly industrial sand with quantities of construction sand
Rudheath Lodge Nr Allostock	Silica (industrial) sand	Mainly industrial sand with quantities of construction sand
White Moss Quarry Nr Alsager	Construction sand	Construction sand, due to poor sand quality this site is excluded from the overall sand reserves in the borough
Bridestone Quarry, Congleton	Sandstone	Building/dimension/ ornamental stone
Bridge Quarry, Kerridge, Macclesfield	Sandstone	Building/dimension/ ornamental stone
Endon Quarry, Kerridge, Macclesfield	Sandstone	Building stone and aggregate
Marksend Quarry, Kerridge, Macclesfield	Sandstone	Building stone and aggregate
Gawsworth & Rough Hey Quarry, Macclesfield	Sandstone	Aggregate

47 Peat and salt minerals and the permitted sites fall outside the scope of the LAA and are not reported within that assessment

48 https://www.cheshireeast.gov.uk/pdf/planning/spatial-planning/researchand-evidence/ minerals-and-waste/cec-laa-2023-2022-data-v2-ratified.pdf

Site	Mineral type	Commentary
Lee Hills (also known as Croker Farm Quarry) Macclesfield	Sandstone	Aggregate
Ralph Henshaw Rainow, Macclesfield	Sandstone	Building stone and aggregate
Sycamore Quarry Kerridge, Macclesfield	Sandstone	Building stone and aggregate

13.9 The current activity on these sites is summarised below by mineral type:

- Sand - At the end of 2022, there were five active sand sites extracting aggregate and silica (industrial) sands, although White Moss is excluded from the sand reserve. The former Dingle Bank Quarry in Chelford was in its restoration/aftercare phase.
- Sandstone - There were six active sandstone quarries and three were inactive.
- Salt - Controlled Solution Brine Mining - Warmingham Brinefields for salt (brine) was active.
- Peat - Lindow Moss, Wilmslow, the commercial extraction of peat cessation is linked to a planning permission for a small housing development which was permitted[49]. This means that peat extraction can only take place if it is required for restoration purposes i.e., rewetting of the peat bogs.
- White Moss Quarry, near Alsager has an extant planning permission which allows peat extraction to 2028.

Meeting the requirements for minerals

13.10 Further information on whether the council is currently meeting any national requirements of need is provided below by mineral type.

Salt

13.11 The Cheshire salt resource is one of the most significant nationally and accounts for some 85% of UK production. Rock salt is extracted from below ground via a mine-head located in Winsford in the neighbouring council area of Cheshire West and Chester, controlled solution brine mining takes place at the Warmingham Brinefields below Cheshire East and is piped directly to the British Salt production facility at Middlewich for processing. This salt is used as an essential raw material in chemical, pharmaceutical manufacturing and food production and is supplied to end users nationwide. As salt extraction within Cheshire is essential to both the local and national economy, the local plan will need to ensure that there will be a steady and adequate supply of salt throughout the plan period.

49 The S106 on the housing permission (15/0016M) says in Schedule 1 that there shall be no commencement of development on the housing site until they have commenced development on the restoration permission. Additionally condition 1 of the permission on the peat site says that there shall be no further peat extraction within the application site other than where required for the implementation of the restoration scheme.

Sand

13.12 Sand extraction is also important in Cheshire East with the sand resource consisting of both aggregate (construction) and silica (industrial) sand. The borough has historically been a major regional resource for construction sand for use both as mortar and fill material, but this has declined in the last decade owing to existing aggregate sand quarries being worked out and the permitted reserve not being replenished through new sites or planning permissions.

13.13 Silica sand remains a nationally and locally significant resource of industrial sands with extraction taking place at four quarries. Whilst silica sand is the primary material extracted at these quarries, varying amounts of aggregate sand is also produced depending on the characteristics of the permitted area being worked.

13.14 To meet the requirements of the NPPF, Cheshire East needs to make provision for a steady and adequate supply of aggregates. The latest ratified LAA 2023 (2022 data) reported an aggregate sand and gravel landbank of 5 years based on average sales over the past 10 years. The council's preferred local rate method identified an even smaller landbank of four years. Both methodologies are below the NPPF requirement of at least seven years with a declining sand reserve of less than two years remaining (at the end of 2022).

13.15 The entire sand reserve in Cheshire East at the end of 2022 was estimated to be 14.5 million tonnes, with the majority being silica (industrial) sand. The extent of the aggregate sand and gravel reserve will of course fluctuate each year depending on the actual rate of extraction and the extent to which they are replenished through new planning permissions.

Silica (industrial) sand

13.16 The borough contains high quality silica sands which are nationally relatively scarce. The British Geological Survey (BGS) have identified the Cheshire resource as one of the most important in the country providing almost 44% of the total production in England in 2018. Silica sand is used primarily for specialist purposes due to its physical and chemical composition. It is referred to as an industrial mineral.

13.17 At the end of 2022, the council estimated that two of the four silica sand quarries met NPPF requirements of having a stock of reserves equivalent to at least average sales in the past 10 years, whilst the other two quarries did not.

Sandstone (crushed rock)

13.18 The NPPF requires Cheshire East to make provision for a steady and adequate supply of crushed rock aggregate, with a landbank of at least 10 years over the plan period. Whilst there is a sandstone reserve of approximately 4.86 million tonnes and the permitted sites having planning permission beyond 2035, these supply the building/ dimension or ornamental stone markets rather than the aggregate market. The sites previously used for producing aggregate crushed rock in the borough have been inactive for a prolonged period. In view of this position, it has been determined that there is currently no permitted crushed rock aggregate reserve in Cheshire East. This means that the council is currently entirely reliant on crushed rock imports from outside of the

borough. The LAA 2023 presents the methodology for forecasting demand for crushed rock aggregate for the Cheshire sub region (which includes Cheshire West and Chester Council) based on the average of the 2014 and 2019 import data for crushed rock of some 1.84 million tonnes. This is the base date starting point for forecasting future demand over the period 2023 to 2042 and has been updated to the 2022 baseline of 1.91 million tonnes. Annual demand for the Cheshire sub region is 2.36 million tonnes with a total requirement of 47.3 million tonnes between 2023 to the end of 2042.

13.19 The forecasts and supply requirements for aggregate minerals are currently based on the draft Minerals and Waste Plan which had a timescale to the end of 2041. Clearly as the new local plan period is determined, the supply requirements and forecasts of need will be extrapolated to the new local plan end date.

Energy minerals

13.20 Energy minerals include coal, oil, and gas. They remain an important source of energy that underpins much activity in the modern world. This includes powering industry to produce everyday goods, heat homes, as well as provide fuel for transport to supply and carry people and goods.

Coal

13.21 Coal is present beneath much of Cheshire East. It is mostly buried at great depths beneath much younger geological layers. There are currently no active coal workings in the borough. There is a history of mining around Poynton and Mow Cop where coal seam come closer to the surface. The council does not think it is necessary to make specific provision for coal mining in the plan. Government proposals centre around reducing climate change by scaling up the development of clean power generation and energy efficiency measures. These include accelerating efforts towards the phasing down of unabated coal power and phasing out of inefficient fossil fuel subsidies. Therefore, the council will consider any proposals for coal extraction against the relevant development plan policies and the NPPF.

Hydrocarbons (oil and gas)

13.22 Reserves of oil and gas are referred to as either conventional or unconventional hydrocarbons depending on the nature of the geology where they are found, and, as a result, how easy they are to extract. Conventional hydrocarbons are relatively easy to extract through normal oil and gas wells. While some hydrocarbon exploration has taken place in the past, there are no wells or planning permissions associated with conventional hydrocarbon activity in Cheshire East.

13.23 Unconventional hydrocarbons refer to oil and gas that is trapped within rocks of low permeability and, as a result, these hydrocarbons are more difficult to extract. The unconventional resources likely to be of relevance to Cheshire East are shale gas and coalbed methane. Hydraulic fracturing commonly known as “fracking” is a technique used in the extraction of gas from shale rock. Coalbed methane occurs when methane is bound within coal by a process known as adsorption, namely where gas molecules adhere to surfaces or fractures within the coal. It is extracted by borehole in a similar

process to shale gas but, instead of injecting water as high pressure to fracture the rock, the gas is released from the coalbed by pumping out the water that occurs naturally in coal seams.

13.24 The exploration, appraisal and extraction of hydrocarbons are controlled by the government through a licensing system, with relevant consents being required from the MPA, Environment Agency and Health and Safety Executive. The latest (14th) round of Petroleum Exploration and Development Licences (PEDL) were announced in December 2015, with companies invited to bid for exclusive rights to specific areas. There are six PEDL areas covering ten grids of land within or partly within Cheshire East, which were issued though the 14th Onshore Licensing round. The licences convey no permission for operations on land but give exclusivity for exploration operations against other oil and gas exploration companies within a defined area. The PEDLs issued in Cheshire East all have extant status.

13.25 No applications have been made to date within the borough because of the issuing of these licenses and no sites in Cheshire East have planning permission to explore, appraise or extract unconventional hydrocarbons such as shale gas. In addition, the government moratorium on fracking related applications and activity in England remains in place. However, the council considers it prudent to include a hydrocarbon policy in the new plan that includes for unconventional hydrocarbon extraction in case this position should change during the plan period.

Safeguarding of mineral resources and infrastructure

13.26 The NPPF requires mineral planning authorities to use Mineral Safeguarding Areas to identify and safeguard mineral resources in their area. These provide long-term protection for mineral resources to ensure they are not sterilized by major non-mineral development, thereby making them available as a potential resource for use by future generations The MSAs and mineral supply sites / infrastructure that have been identified in the council's draft Minerals and Waste Plan (MWP) are shown on the council's interactive mapping These are based on BGS geological maps and the recommendations contained within the Cheshire Sand Study 2019[50], which indicates the likely extent of the silica sand resource in Cheshire East beyond that previously shown on the 2006 BGS Mineral Resource Map of Cheshire.

13.27 In response to received comments on the draft MWP consultation, the council is considering whether to extend the identified mineral safeguarding areas to include a proposed safeguarding buffer zone of 250m beyond the known resource. This may better define the MSA for the purposes of planning application consultations.

Question 13b

Do you have any comments on the policies the council should develop to meet national requirements around the safeguarding of mineral resources and the need to provide for a steady and adequate mineral supply?

50 https://www.cheshireeast.gov.uk/pdf/planning/spatial-planning/cheshire-east-sand-study-2019-20-final-report.pdf

Other minerals matters

Question 13c

Are there any other minerals matters or specific issues that the development of mineral policies should address in the new local plan?

14 Waste

Introduction

14.1 Cheshire East Council is the waste planning authority (WPA) for the borough excluding the area within the Peak District National Park. This means it is responsible for creating a planning policy framework for waste that will:

- take account of the wider policy context for waste set out at the national level
- safeguard existing waste management capacity
- provide for suitable additional provision, and
- help determine waste related planning applications

14.2 Further information on the waste matters in Cheshire East can be found in the 'Waste topic paper'.

14.3 The council consulted on a draft minerals and waste plan in late 2022 but is now considering producing a single local plan to include all planning policies for its area (including those on minerals and waste). Further information and a question about this issue is set out in the previous section on minerals. If this happens, all the waste responses and sites received following the previous 2017 and 2022 consultations will be considered during the preparation of the new draft local plan.

Waste planning policy

National

14.4 National guidance on waste is set out in the 2014 National Planning Policy for Waste (NPPW) document. This requires waste planning authorities to drive waste up the waste hierarchy. It also recognises the need for a mix of types and scale of facilities, considers the need for additional waste management capacity of more than local significance, and recognises the positive contribution that waste management can bring to the development of sustainable communities. The NPPW should be read in conjunction with the NPPF, The Waste Management Plan for England and National Policy Statements for Waste Water and Hazardous Waste.

Local

14.5 At the local level, waste specific policies can be found in the 2017 Cheshire East Local Plan Strategy (namely Policy SE11 'Sustainable Management of Waste') and the saved policies of the 2007 Cheshire Replacement Waste Local Plan prepared by Cheshire County Council. These waste policies together with other relevant policies in the council's development framework are currently used to help determine any planning applications for waste in the borough. All these policies will be replaced once the new local plan is adopted.

Developing the evidence base for waste

Waste needs assessments

14.6 The council periodically commissions a waste needs assessment to understand the waste context and challenge for Cheshire East. Its purpose is to identify the amount and type of waste currently produced in the borough; forecast the amount of waste likely to be produced over the plan period; understand the extent to which existing facilities can satisfy the identified capacity requirements; determine the waste management capacity gap; and assess the extent to which this gap can be sustainably met by using available sub-regional capacity outside of the borough. The waste needs assessment (WNA) is a key evidence document that the council has prepared to enable such considerations to take place.

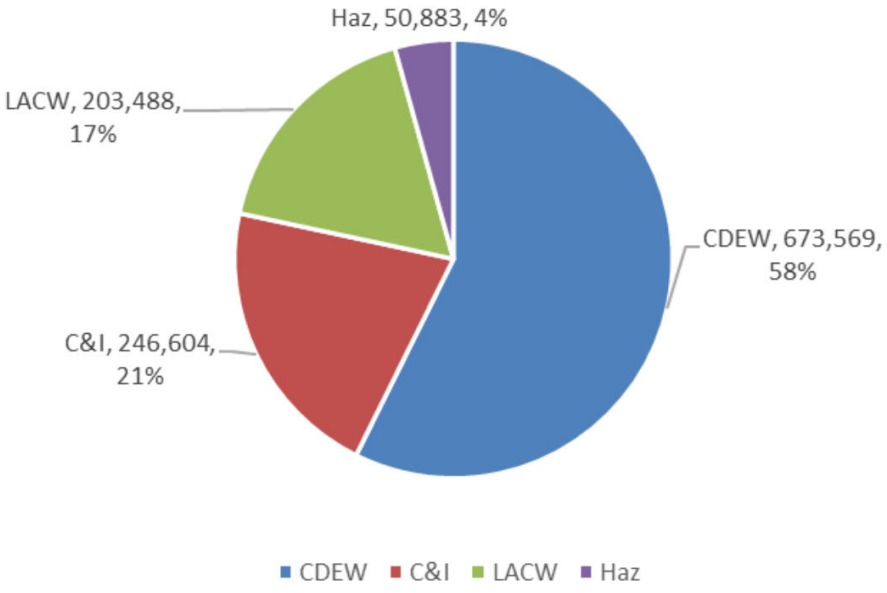
14.7 The latest WNA was prepared in 2023 and covers period 2021 to the end of 2041. It considered the following waste streams:

- local authority collected waste (municipal/household)
- commercial and industrial
- construction, demolition and excavation
- hazardous
- low level radioactive
- agricultural, and
- wastewater

The findings of the 2023 waste needs assessment

14.8 The latest WNA found that over 1.2 million tonnes of waste arose in the Cheshire East plan area in 2021, comprising the following principal waste streams: local authority collected waste (LACW) 203,488 tonnes (17%); commercial, demolition and excavation waste (CDEW) 579,569 tonnes (58%); commercial and industrial waste (C&I) 246,604 tonnes (21%); and hazardous waste (Haz) 50,883 tonnes (4%).

Figure 14.1 Principal waste streams



14.9 It concluded that there appears to be sufficient existing consented capacity within Cheshire East to meet the predicted management requirements for waste required for the following waste streams up to the end of 2041:

- recycling and composting,
- inert recovery; and
- hazardous waste.

14.10 It also confirmed that no specific new management provision was considered necessary for the following waste streams to the end of 2041:

- low level radioactive waste,
- agricultural; and
- wastewater

14.11 The predicted principal shortfall in capacity to the end of 2041 was found to be for capacity to manage residual waste (predominantly comprising LACW and C&I waste that cannot be recycled). However, the WNA considered that the predicted shortfall in non-inert landfill could be met initially (until 2037) at the Kinderton Lodge facility in the neighbouring borough of Cheshire West and Chester Council. The report considered that any shortfall in capacity required after 2037 could be more than met by remaining non-inert landfill capacity elsewhere in the northwest region.

14.12 The WNA also predicted a shortfall in `other' recovery capacity throughout the entire Plan period which may be met by existing capacity elsewhere in the northwest region.

Safeguarding of waste management facilities

14.13 It is likely that the council will propose to safeguard all waste management sites (where these are in existing lawful use), have a planning permission for waste management but are yet to be developed, or will help provide a borough wide network of waste management provision. This ensures that the impact of non-waste related development on existing facilities, and on future sites and areas allocated for waste management, is acceptable and does not interfere with the efficient operation of waste facilities.

14.14 It is likely that the council will propose to include for a 250 metre buffer on the interactive mapping that accompanies the new local plan to indicate where proposals for development will require the applicant to submit appropriate information to demonstrate that their development proposals do not create unreasonable restrictions on the waste facilities. If unacceptable impacts are found to occur the applicant should demonstrate how those impacts can be successfully mitigated. This information may be required, at the discretion of the planning authority, for proposals within 400 metres of an operational or safeguarded waste site and in more limited cases, for proposals at a greater distance if it is considered that significant adverse impacts are reasonably likely to arise.

14.15 Currently Cheshire East has a network of seven household waste recycling centres (HWRC), The network of HWRCs plays an important role in the delivery of sustainable waste management in the borough and contribute to the reuse and recycling

of waste by local residents and driving waste management practices up the waste hierarchy. Therefore, the draft local plan is likely to safeguard the HWRCs as strategic sites.

Question 14a

Should the council safeguard all waste sites or just those considered to be of strategic importance?

Question 14b

Should the council have a dual safeguarding approach of identifying a minimum buffer around waste management facilities and infrastructure, as well as a wider buffer where this is considered appropriate?

Other waste matters

Question 14c

Are there any other waste matters or specific issues that the development of waste policies should address in the new local plan?

15 Other issues and next steps

Other issues

15.1 This issues paper sets out a number of topics and issues that the new local plan will need to address.

Question 15

Are there any other issues that the new local plan should address, that are not covered within any of the topic areas set out in this issues paper?

Next steps

15.2 The consultation closes on XXXXX. All the responses will be published on our planning policy consultation portal, accessed via our website www.cheshireeast.gov.uk/newlocalplan. Responses will include the name and organisation of the person making the response in line with our privacy notice.

15.3 We will also produce a report of consultation, summarising the responses made which will be published on our website.

15.4 The issues paper is the first stage in starting to shape the new local plan and there will be a number of further engagement opportunities to help shape the plan. The details and timing of these will be dependent on the government's anticipated local plan reforms.

15.5 Updates on the progress of the new local plan will be published on the council's website.

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APPENDIX B

New local plan for Cheshire East

Responding to the climate emergency topic paper (draft)

March 2024

Open Fair Green

Cheshire East Council

Front cover images (clockwise from top-left):

- Crewe Market Hall and Municipal Buildings
- Arclid north plant site and lake (image supplied by Bathgate Silica Sand Ltd)
- Jodrell Bank Observatory
- Lamberts Lane Bridge, Congleton
- Tabley Park, Northwich Road, Knutsford

Contents

1 Introduction **4**

Global temperatures **4**

Policy and emissions targets **4**

Progress **5**

Climate change and planning **5**

2 Reducing our contribution to climate change **6**

Reducing emissions **6**

Sequestration **7**

3 Adapting to the effects of climate change **10**

4 Additional benefits of taking action **11**

1 Introduction

1.1 This topic paper provides further information to support the 'Responding to the climate emergency' section of the new local plan issues paper. For ease of reading, it uses the same headings that are set out in the issues paper for this topic.

1.2 Climate change is the shift in average weather conditions in a place over many years and is one of the greatest challenges facing the world. Global temperatures are rising, due to an increased level of greenhouse gases, which trap extra energy in the atmosphere near to the Earth's surface. Greenhouse gases include carbon dioxide, methane, nitrous oxide and fluorinated gases.

1.3 The increase in greenhouse gases in the atmosphere is largely due to the burning of fossil fuels (which releases carbon dioxide into the atmosphere), deforestation (as trees store large amounts of carbon dioxide) and ocean damage (like trees, organic matter in the oceans also stores large amounts of carbon dioxide).

1.4 Prior to the Industrial Revolution, atmospheric carbon dioxide levels were consistently around 280 parts per million (ppm) for almost 6,000 years of human civilisation. Since then, humans have generated an estimated 1.5 trillion tonnes of carbon dioxide emissions, raising the amount of carbon dioxide in the atmosphere to a level that reached 421ppm in 2022. The amount of carbon dioxide in the atmosphere is now more than 50% higher than pre-industrial levels. This is a level last seen more than 4 million years ago, when sea levels were between 5 and 25 metres higher than they are today, and temperatures were significantly higher.[1]

Global temperatures

1.5 As a result of the increase in greenhouse gases, the global temperature has already risen by around 1.1°C in the past 150 years. The consequences of this changing climate are now being seen around the world. Some of these include an increase in extreme weather (such as storms, floods, heat waves and droughts), rising sea levels due to melting polar ice, and the destruction of fragile habitats.

1.6 It is commonly accepted that a temperature increase of above 2°C will lead to catastrophic impacts upon natural habitats and resources, but without action, temperature increases will substantially exceed this before the end of the century.[2]

Policy and emissions targets

1.7 The 2015 Paris Agreement set the international target to limit global temperature rise to well below 2°C with the aim of limiting the rise to 1.5°C above pre-industrial levels. The Intergovernmental Panel on Climate Change (IPCC) follow-up report[3] stated that this requires a global reduction in greenhouse gas emissions of 45% by 2030. International commitments were further strengthened at the 2021 United Nations Climate Change Conference in Glasgow.

1 https://www.noaa.gov/news-release/carbon-dioxide-now-more-than-50-higher-than-pre-industrial-levels
2 https://www.theccc.org.uk/what-is-climate-change/
3 https://www.ipcc.ch/sr15/

1.8 In the UK, the Climate Change Act 2008 introduced a legally binding target to reduce greenhouse gas emissions by 80% by 2050 and in June 2019, the target was updated to reach net zero by 2050. This was further enhanced in June 2021 when the UK government committed to reducing emissions by 78% by 2035 when compared to 1990 levels.

1.9 At the local level, Cheshire East Council declared an environment and climate emergency in 2019, committing to being a carbon neutral organisation by 2025. In 2022, the council pledged to make Cheshire East a carbon neutral borough by 2045, five years ahead of the government's national target.

Progress

1.10 Progress against global targets has been slower than is required. The Emissions Gap Report 2022[4] found that global emissions continue to rise that and that enormous cuts to greenhouse gas emissions are required urgently. By 2030, further cuts to emissions (in addition to those projected under current policies) of 45% are needed to get on track to a 1.5°C rise, or 30% for a 2°C rise.

1.11 The Climate Action Tracker[5] rated the UK's overall climate action as 'insufficient', indicating that climate policies and commitments need substantial improvements to be consistent with the Paris Agreement's goals. The tracker also notes that the UK's climate action has worsened over the previous year.

Climate change and planning

1.12 The planning system has a key role to play in delivering meaningful action on climate change and the council has a legal duty to design the local plan to make sure that the use and development of land contributes to the mitigation of, and adaptation to, climate change.[6] This also is reflected in the current NPPF, which sets out that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

4 https://www.unep.org/resources/emissions-gap-report-2022
5 https://climateactiontracker.org/countries/uk/
6 As set out in the Levelling-up and Regeneration Act 2023

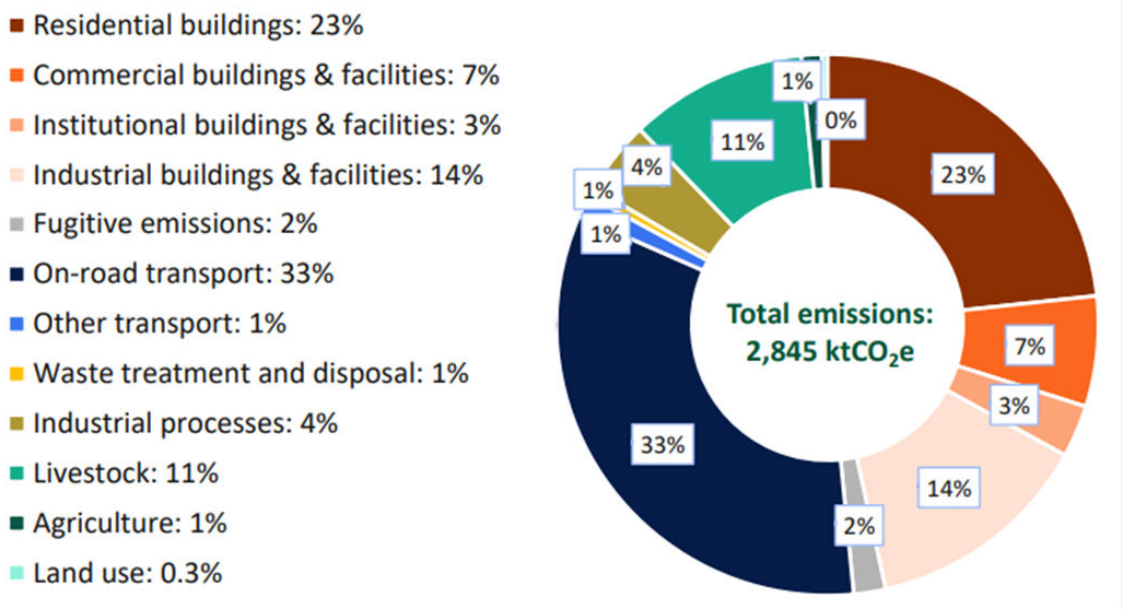
2 Reducing our contribution to climate change

Reducing emissions

2.1 Reducing the borough's contribution to climate change and ultimately achieving net zero means securing radical reductions in emissions of carbon dioxide and other greenhouse gases. It will also require a departure from the link between economic growth and emissions, which have historically risen as development increases.

2.2 There are a number of sources of emissions in the borough, but the main contributors are from buildings, transport and livestock.

Figure 2.1 SCATTER 2019 inventory for Cheshire East shown by emissions sub-category

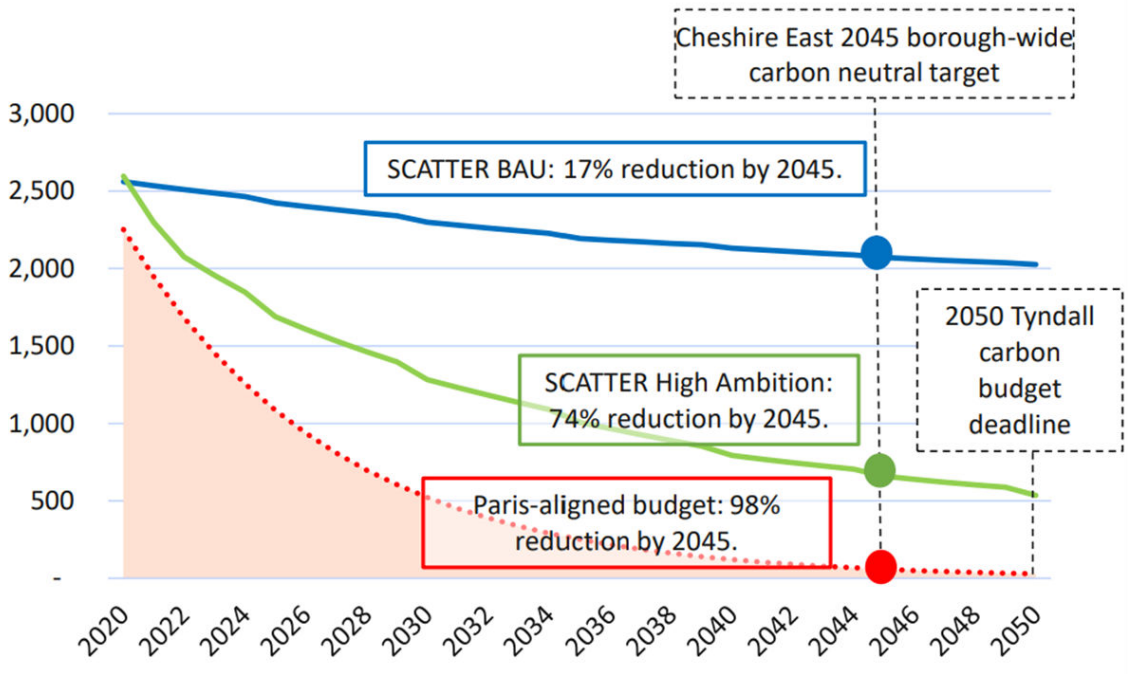


2.3 The need to reduce emissions is urgent. Figure 2.2 below shows two possible future emissions pathways for Cheshire East as modelled by SCATTER.[7] The Business As Usual (BAU) Pathway (shown in blue) assumes Cheshire East continues along its current trajectory in terms of nationally-led policy and behaviour change, with reductions in emissions largely the result of continued decarbonisation of the National Grid. The High Ambition Pathway (shown in green) assumes Cheshire East goes significantly beyond the business as usual route and results from 30+ carbon reduction interventions modelled by SCATTER at maximum ambition levels.

2.4 The Tyndall Centre for Climate Change Research has translated the Paris Agreement targets of limiting temperature change below 2°C into a fixed emissions 'carbon budget' for each UK local authority and Figure 2.2 also shows the annual reduction rate that would be required under this scenario (shown in red).

7 Setting City Area Targets and Trajectories for Emissions Reduction. Further information available at https://scattercities.com/

Figure 2.2 Future emissions pathway for Cheshire East (2020-2050)



2.5 There are many carbon reduction measure outside of the scope of the planning system. But there are also many that can be influenced by planning. Delivery of the high ambition pathway requires energy efficiencies in buildings to have heavily decreased domestic and non-domestic emissions, whilst electrification of vehicles will have also reduced transport emissions significantly. The amount of emissions sequestered through increased tree coverage and other natural means will also need to increase significantly.

2.6 Figure 2.2 shows that, even with the implementation of extensive carbon reduction measures, there remains a gap to both the Paris Agreement targets and the council's carbon neutral ambitions by 2045. Further ambition and additional technologies and nature-based solutions will need to be found.

2.7 Further information on emissions in Cheshire East and the pathways to reduce these is available in the 'Borough-wide Baseline & Carbon Reduction Options' report (November 2022).[8]

2.8 It will be essential for the new local plan to include ambitious policies to help deliver the radical reduction in emissions through the planning system. The Local Plan Issues Paper sets out a number of ways in which it might do this and we are keen to hear your views on the measures that it could include.

Sequestration

2.9 As set out, radical and sustained reductions in emissions of greenhouse gases are needed to limit the worst effects of climate change. In addition to the reduction of emissions, significant offsetting and sequestration measures to remove emissions from the atmosphere will also be needed to reach net zero.

8 Available at https://www.cheshireeast.gov.uk/environment/carbon-neutral-council/carbon-neutral-by-2045.aspx

2.10 The natural environment can play a vital role in tackling the climate crisis as healthy ecosystems take up and store a significant amount of carbon in soils, sediments and vegetation. Alongside many other negative impacts, the destruction and degradation of natural habitats has resulted in the direct loss of carbon stored within them. Restoring natural systems can start to reverse this damage at the same time as supporting and enhancing biodiversity, alongside delivering co-benefits for climate change adaptation, soil health, water management and society.

2.11 Natural England has published research[9] looking at the scientific evidence relating to carbon storage and sequestration by habitat. This found that the largest carbon sequestration rates are in woodlands. In particular, native woodlands are reliable carbon sinks that continue to take up carbon over centuries. The net sequestration rate is slow over the first few years of a newly created woodland, but can then increase quickly. Hedgerows, orchards and other trees outside of woodland can also sequester and store carbon, as can heathlands and semi natural grasslands.

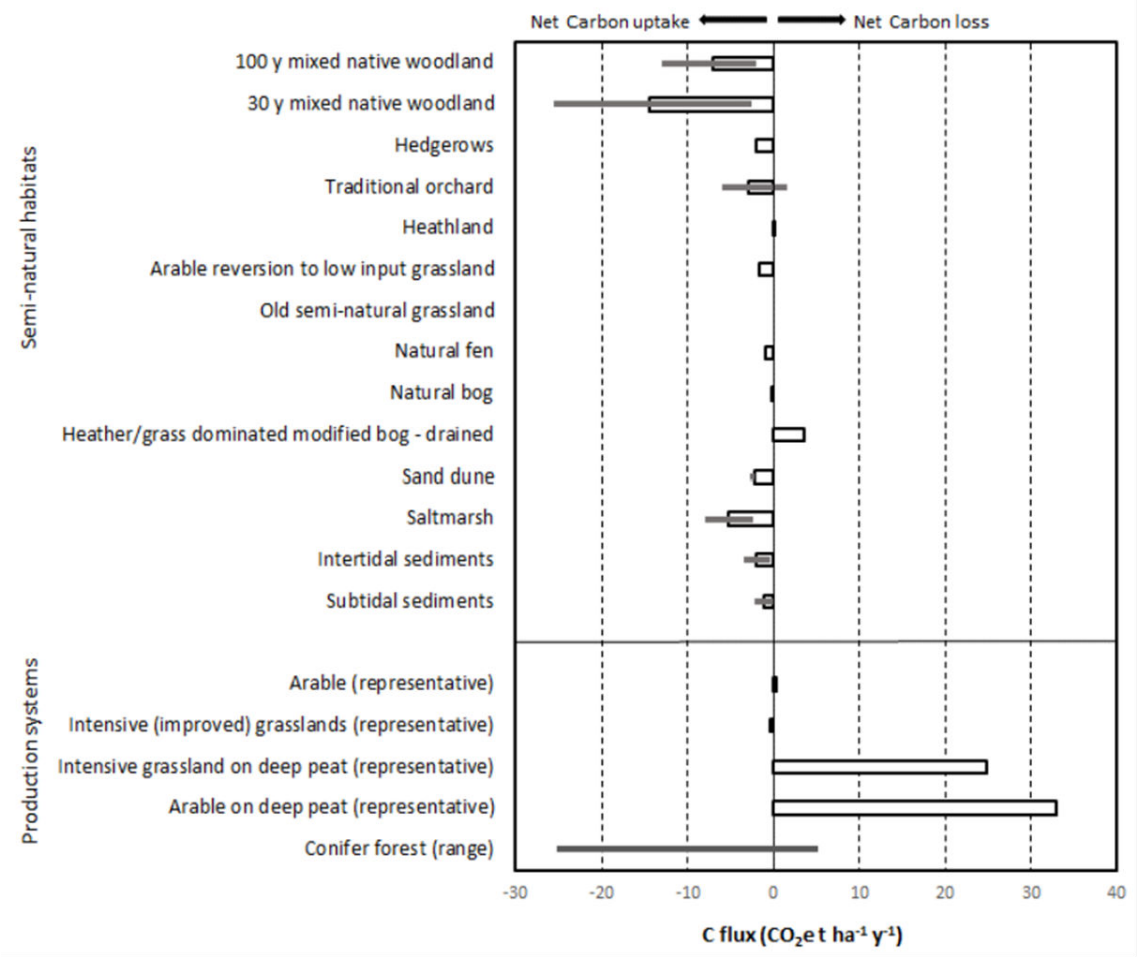
2.12 When in healthy condition, peatlands also sequester carbon from the atmosphere, but at a very slow rate. The major difference peatlands and other carbon-sequestering habitats is that peatlands can continue to sequester carbon indefinitely. Because existing peatlands have been forming and sequestering carbon over millennia, they are able to store significantly more carbon than other habitats. However, peatlands can become damaged by drainage, conversion to agriculture or forestry, burning, air pollution and overgrazing. When in a damaged state, peatlands can release the carbon stored within them and become a major source of greenhouse gas emissions.

2.13 Figure 2.3 below shows the Natural England research showing carbon flux in contrasting habitats and land managements, using representative data.[10]

9 Available at https://publications.naturalengland.org.uk/publication/5419124441481216

10 Best available data have been used and includes data from a wide range of different sources, modelled and field data. A negative value indicates sequestration, positive values are emissions. The thicker bars (black outline) show the values by habitat/land management type, whilst the thinner grey bars show the likely range of values across sites where this is available.

Figure 2.3 Natural England research showing carbon flux in contrasting habitats and land managements, using representative data



3 Adapting to the effects of climate change

3.1 Whilst a significant reduction in greenhouse gas emissions and a journey to net zero is essential to avoid the most catastrophic effects of climate change, those greenhouse gases emitted already and on the journey to net zero will remain in the atmosphere for a long time. This means that the effects of climate change will continue to increase for many decades to come and it will be very important for the new Local Plan to include measures to build resilience and adapt to the effects.

3.2 The impacts of climate change are wide ranging including extreme weather events, heavy rainfalls, higher sea levels, flooding, droughts, more and longer-lasting heat waves, air pollution, reduced production of major crops, illnesses and diseases, deaths, extinction of species and reduced economic growth.

3.3 In the UK, average surface temperature has already risen by around 1°C and the effects of climate change are already visible. New UK weather and climate records are becoming more frequent, with unprecedented high temperatures and heavy rainfalls. We can also see trends, with recent years bringing lots of extremes. Seven of the last 10 summers (2011 to 2020) have reached a temperature of 34°C. Before this, just 7 of the previous 50 summers (1961 to 2010) reached 34°C. Six of the 10 wettest years on record have been since 1998.[11]

3.4 Two key areas for the new local plan to consider will be in relation to overheating and flooding. The issues of warmer, drier summers means that buildings are at greater risk of overheating. This issue is likely to be exacerbated in urban areas where development is denser due to the urban heat island effect – whereby artificial impermeable materials absorb solar radiation during the day and re-radiate it during the day and into the night, raising the local temperature. The effect can also be further compounded by the presence of machinery and mechanical systems (including vehicles) that radiate heat.

3.5 The presence of impermeable materials like concrete and tarmac, coupled with inappropriate or insufficient drainage systems means that when rain falls, the water has reduced ability to soak away and can quickly overcome sewers and lead to surface flooding. Wetter winters and more frequent heavy rain events mean that flooding may become even more of a risk. When the ground becomes over-saturated, the risk of flooding is exacerbated when rain falls on top of already impermeable surfaces within many urban areas.

11 See Climate Change in the UK available at https://www.metoffice.gov.uk/weather/climate-change/climate-change-in-the-uk

4 Additional benefits of taking action

4.1 Importantly, many measures to reduce our contribution to climate change and to adapt to its effects have multi-functional benefits and can bring enhanced value to a development. For example, green infrastructure not only has climate resilience benefits but can also help improve mental health and wellbeing as well as providing space for biodiversity. It is also important to acknowledge that incorporating climate adaptation measures during the initial construction is much cheaper than retrofitting later.

4.2 In addition to tackling the climate emergency, there are multiple benefits associated with many of the actions set out. These include:

- health improvements – investing in measures such as active travel (such as walking and cycling) and green spaces will help to improve health and wellbeing, through increased physical activity and reduced air pollution
- quality of place – less traffic congestion, reduced waste and greener, quieter neighbourhoods
- environmental – through investments in natural solutions to climate change such as tree planting and peatland management, increasing biodiversity
- economic – such as energy cost savings due to increased energy efficiency, job creation in the low carbon/green technologies sector, reduced NHS costs due to health improvements, increased productivity through greater health and wellbeing

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APPENDIX C

New local plan for Cheshire East

Healthy and safe communities topic paper (draft)

March 2024

Open Fair Green

Cheshire East Council

Front cover images (clockwise from top-left):

- Crewe Market Hall and Municipal Buildings
- Arclid north plant site and lake (image supplied by Bathgate Silica Sand Ltd)
- Jodrell Bank Observatory
- Lamberts Lane Bridge, Congleton
- Tabley Park, Northwich Road, Knutsford

Contents

1 Introduction 4

2 Open space and recreation 5

3 Pollution and contamination 6

4 Safety 8

5 Health and wellbeing inequalities 9

1 Introduction

1.1 This topic paper provides further statistical information to support the ‘Healthy and safe communities’ section of the issues paper. For ease of reading, it uses the same headings that are set out in the issues paper for this topic.

1.2 Good physical and mental health and wellbeing go hand in hand with economic growth and prosperity. Whilst access to good quality health services is important, most of the things that make us healthy are unrelated to health care.

1.3 We all need access to suitable housing, education, employment, sufficient income, infrastructure (including green spaces, leisure, and cultural opportunities) and good quality information that helps us to make positive choices in relation to our lifestyles.

1.4 These ‘building blocks’ of health and wellbeing are connected and complement each other.

2 Open space and recreation

2.1 Good quality green infrastructure is recognised as an important component of urban and rural environments for improving health and wellbeing, air quality, nature recovery and resilience to and mitigation of climate change, along with addressing issues of social inequality and environmental decline.

2.2 In January 2023 Natural England launched the Green Infrastructure Framework[1] (GIF) to help increase the amount of green cover to 40% in urban residential areas. The GIF provides a structure to analyse where greenspace in urban environments is needed most. It aims to support equitable access to greenspace across the country, with an overarching target for everyone being able to reach good quality greenspace in their local area.

2.3 According to the GIF, parks and greenspaces in England deliver an estimated £6.6 billion of health, climate change and environmental benefits every year. But with 80% of people now living in towns and cities, one third of people do not have access to good quality green and blue space within 15 minutes of their home.[1] The government's Environmental Improvement Plan, published in February 2023, includes a commitment that the public should be able to access green space or water, such as woodlands, wetlands, parks and rivers, within a 15-minute walk from their home.

2.4 There are just over 1,900 km of public rights of way in Cheshire East - nearly 1,800 km of public footpaths and around 150 km of public bridleways, restricted byways and byways open to all traffic.[2]

1 https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Home.aspx
2 https://www.cheshireeast.gov.uk/leisure,_culture_and_tourism/public_rights_of_way/what_are_public_rights_of_way/what_are_public_rights_of_way.aspx

3 Pollution and contamination

3.1 Cheshire East has 12 Air Quality Management Areas (AQMAs), all of which were declared in response to a breach of the Annual Mean Nitrogen Dioxide Objective[3] because of emissions from road traffic. AQMAs affect 12 wards across Cheshire East. Overall, the results indicate that there has been an improvement in average air quality ratings since the previous monitoring period.[4] However, it is worth noting that the World Health Organization air quality guidelines recommend a level of 10 µg/m^3.[5]

Table 3.1 Average, max and min annual mean nitrogen dioxide at roadside monitoring sites in AQMAs

AQMA	2020 (µg/m^3)	2021 (µg/m^3)	2022 (µg/m^3)
A6 Market Street, Disley	Average: 28.3Max: 34.7Min: 18.3	Average: 31.5Max: 38.1Min: 20.1	Average: 29.6Max: 34.6Min: 18.9
A523 London Road, Macclesfield	Average: 24.0Max: 28.6Min: 19.36	Average: 26.8Max: 31.5Min: 22.6	Average: 24.4Max: 29.1Min: 20.4
A54 Rood Hill, Congleton	Average: 25.8Max: 26.3Min: 25.4	Average: 28.2Max: 29.8Min: 26.6	Average: 26.1Max: 27.5Min: 24.6
A34 Lower Heath, Congleton	Average: 34.4Max: 34.4Min: 34.4	Average: 32.4Max: 32.4Min: 32.4	Average: 29.8Max: 29.8Min: 29.8
A34 West Road, Congleton	Average: 26.7Max: 33.3Min: 20.0	Average: 28.3 Max: 35.5Min: 21.2	Average: 24.1Max: 29.3Min: 18.9
A5022/A534 Sandbach	Average: 22.4Max: 22.8Min: 22.1	Average: 25.3Max: 25.3Min: 25.3	Average: 23.6Max: 23.6Min: 23.6
Hospital Street, Nantwich	Average: 26.7Max: 31.4Min: 22.5	Average: 29.6Max: 34.1Min: 24.5	Average: 28.8Max: 33.5Min: 23.4
Chester Road, Middlewich	Average: 27.8Max: 31.2Min: 24.4	Average: 29.7Max: 33.2Min: 26.2	Average: 29.0Max: 31.7Min: 26.2
Broken Cross, Macclesfield	Average: 20.0Max: 23.4Min: 15.8	Average: 22.1Max: 25.9Min: 16.6	Average: 20.5Max: 23.7Min: 16.0
Hibel Road, Macclesfield	Average: 23.0Max: 32.2Min: 17.3	Average: 26.2Max: 34.6Min: 20.0	Average: 23.0Max: 31.5Min: 16.9
A533 Lewin Street, Middlewich	Average: 26.0Max: 31.1Min: 22.6	Average: 28.6Max: 33.3Min: 25.6	Average: 26.5Max: 31.1Min: 22.8
A537 Chelford Road, Knutsford	Average: 23.5Max: 23.5Min: 23.5	Average: 24.0Max: 24.0Min: 24.0	Average: 23.2Max: 23.2Min: 23.2

3 Air Quality Objective = 40 µg/m^3
4 CEC Environmental Health Team
5 https://www.who.int/news-room/feature-stories/detail/what-are-the-who-air-quality-guidelines

3.2 The annual health cost to society of the impacts of particulate matter alone in the UK is estimated to be around £16 billion.[6]

6 Cheshire East Borough Council Air quality Action Plan 2020-2025 https://www.cheshireeast.gov.uk/pdf/environment/air-quality/aqap-final-aug-2021.pdf

4 Safety

4.1 The overall crime trend (for all crime) in Cheshire East shows a decrease in 2022/23.[7] The number of violence, sexual offences, criminal damage, burglary, and public order offences have fallen, with all other offences recording an increase.

4.2 Table 4.1 displays crime trends from Cheshire Constabulary over the last 4 years and compares percentage changes between 2021/22 with 2022/23.

Table 4.1 Number of crimes

Type of crime	2019/20	2020/21	2021/22	2022/23	Annual % change
Violence/person	12,457	12,261	13,571	12,432	-8.39
Drug offences	447	621	520	586	12.69
Sexual offences	862	881	1,190	1,171	-1.60
Robbery	180	115	117	144	23.08
Criminal damage and arson	3,247	2,520	2,580	2,347	-9.03
Burglary	1,667	1,386	1,265	1,216	-3.87
Vehicle offences	1,422	739	941	964	2.44
Possession/weapons	114	88	113	217	92.04
Public order	5,040	4,513	4,677	4,028	-13.88
Theft/stolen goods	5,144	3,472	3,648	3,943	8.09
Other offences	586	589	516	637	23.45
Total	31,166	27,185	29,138	27,685	-4.99

7 Cheshire Constabulary

5 Health and wellbeing inequalities

5.1 The Index of Multiple Deprivation data combines several economic, social, and environmental indicators to assess and identify levels of deprivation in a particular area. These indicators are then combined to provide an overall score identifying the level of deprivation at a Lower layer Super Output Area (LSOA) level.

5.2 According to the most recent (2019) English Indices of Deprivation, 24 of Cheshire East's 234 LSOAs[8] (in Alsager, Congleton, Crewe, Macclesfield, Middlewich, and Wilmslow) rank among the most deprived 25% of English LSOAs (up from 23 in 2015) and four of these are among England's most deprived 10% (down from six in 2015).

5.3 109 of the borough's LSOAs are amongst England's least deprived 25% (down from 120 in 2015) and 66 of these are within England's least deprived 10% (up from 63 in 2015).

5.4 The statistics suggest little change (between 2015 and 2019) in the relative deprivation of Cheshire East (compared to other parts of England). 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.

5.5 Table 5.1 lists the 24 most deprived LSOAs in 2019.

Table 5.1 Cheshire East LSOAs that fall within England's most deprived 25%

LSOA code (2011)	Settlement[A]	Percentile[B]
E01018476	Crewe	3.82
E01018462	Crewe	7.54
E01018466	Crewe	7.81
E01018640	Macclesfield	9.14
E01018400	Congleton	10.43
E01018445	Crewe	11.32
E01018459	Crewe	11.94
E01018485	Crewe	12.28
E01018486	Crewe	13.16
E01018645	Macclesfield	13.39
E01018596	Wilmslow	13.87
E01018388	Alsager	14.36
E01018498	Crewe	15.06

8 Data from the 2019 English Indices of Deprivation, MHCLG (https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019) and 2015 English Indices of Deprivation, DCLG (https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015).

LSOA code (2011)	Settlement[A]	Percentile[B]
E01018463	Crewe	15.82
E01018467	Crewe	16.66
E01018484	Crewe	17.32
E01018477	Crewe	18.26
E01018478	Crewe	19.06
E01018423	Middlewich	20.97
E01018497	Crewe	22.27
E01018631	Macclesfield	23.15
E01018487	Crewe	23.31
E01018461	Crewe	23.47
E01018464	Crewe	24.60

A 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.

B These percentiles indicate the proportion of English LSOAs that are more deprived than the LSOA in question. For example, LSOA E01018476 in Crewe has a percentile value of 3.82, which means it is outside England's most deprived 3%, but inside England's most deprived 4%.

5.6 In relation to living environment, according to the 2019 Indices, 37 (15.8%) of Cheshire East's 234 LSOAs were classified as being amongst the 25% most deprived in England (down from 45, or 19.2%, in 2015) and 19 (8.1%) were amongst England's 10% most deprived. 90 (38.5%) of LSOAs were classified as being amongst the 25% least deprived in England and 40 (17.1%) were amongst England's 10% least deprived.[8]

5.7 There is little difference between deprived areas and other parts of Cheshire East in terms of the gender breakdown. In deprived areas (those LSOAs that are among the most deprived 20% for England's Index of Multiple Deprivation), 50.4% of residents were female as of 2020, which is very similar to the Cheshire East average (51.0%).[9]

5.8 23 of Cheshire East's 234 LSOAs rank among the top (most deprived 20%) of English LSOAs for health deprivation and disability. 10 of these are in Crewe, four in Macclesfield, three in Congleton, two in Sandbach and one each in Alsager, Middlewich, Poynton and Wilmslow.[10]

9 [1] 2019 English Indices of Deprivation, MHCLG, Sept 2019 (https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019). "Deprived areas" defined here as those Lower layer Super Output Areas that are among the most deprived 20% in the 2019 Indices' Index of Multiple Deprivation. [2] ONS mid-year population estimates for small areas (September 2021 release). ONS Crown Copyright.

10 English Indices of Deprivation 2019, MHCLG, September 2019.

5.9 The report accompanying the latest sub-regional fuel poverty data (the 2021 data published in 2023) notes that "Estimates at the sub-regional level should only be used to look at general trends and identify areas of particularly high or low fuel poverty. They should not be used to identify detailed trends over time." Therefore, the commentary that follows does not assess changes over time.

5.10 Based on the Low Income High Costs (LIHC) indicator of fuel poverty,[11]16,400 (9.8%) of Cheshire East's 167,000 households were in fuel poverty in 2018. This is below the proportions for the North West (12.1%) and England (10.3%).[12]

5.11 More recent data are available (up to 2021), but these are based only on the Low Income Low Energy Efficiency (LILEE) indicator,[13] for which statistics are available only for 2019 onwards. Based on the LILEE measure, 20,800 (11.6%) of Cheshire East's 178,500 households were in fuel poverty in 2021, which is below the proportions for the North West (14.6%) and England (13.1%).[14]

5.12 The number of people of working age (16-64) who are classified as Equality Act core or work limiting disabled[15]is 44,500 (20.1% of working age residents) as of 2022/23, which is lower than in the North West (27.2%) or UK (24.8%) and is down from 51,200 (23.0%) in 2021/22.[16]

5.13 Life expectancy for both men and women in 2018-20 was higher than the England average, at 80.3 and 83.8 years respectively.[17] However, the inequality in life expectancy at birth for males in Cheshire East is 9.5 years and for females 7.2. This is the difference in life expectancy between LSOAs in the most deprived deciles compared with those in the least deprived.[17]

5.14 21.2% of Reception age children and 32.1% of Year 6 children were overweight or obese in 2022/23. This is similar to the England average for Reception, and lower for year 6. This equates to a 0.1% increase for reception and a 1.6% decrease for year 6 since the previous year.[18]

11 The LIHC indicator considers a household to be fuel poor 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 poverty line

12 'Sub-regional Fuel Poverty England 2020 (2018 data)' and 'Fuel Poverty Statistics England' data tables, Department for Business, Energy & Industrial Strategy (DBEIS) (now the Department for Energy Security and Net Zero (DESNZ)), April 2020: https://www.gov.uk/government/collections/fuel-poverty-statistics

13 The LILEE indicator considers a household to be fuel poor if: it is living in a property with an energy efficiency rating of band D, E, F or G as determined by the most up-to-date Fuel Poverty Energy Efficiency Rating (FPEER) Methodology; and its disposable income (income after housing costs (AHC) and energy needs) would be below the poverty line.

14 'Sub-regional Fuel Poverty England 2023 (2021 data)' data tables, DESNZ, April 2023: https://www.gov.uk/government/collections/fuel-poverty-statistics

15 Work limiting disabled includes people who have a long-term disability which affects the kind of work or amount of work they might do (ONS, Nomis https://www.nomisweb.co.uk/forum/posts.aspx?tID=82&fID=2)

16 Annual Population Survey Apr 2021-Mar 2022 and Apr 2022-Mar 2023, ONS, NOMIS. ONS Crown Copyright.

17 Public Health Outcomes Framework. https://fingertips.phe.org.uk/public-health-outcomes-framework#page/1/gid/1000049/pat/15/ati/502/are/E06000049/iid/90362/age/1/sex/1/cat/-1/ctp/-1/yrr/3/cid/4/tbm/1

18 National Child Measurement Programme (NCMP), NHS Digital, https://digital.nhs.uk/data-and-information/publications/statistical/national-child-measurement-programme/2022-23-school-year

5.15 An estimated 9.4% of adults smoke (2022), which is significantly better than the England average.[19]

5.16 In 2021/22 62.5% of adults in Cheshire East were classed as overweight or obese. This is similar to the national average of 63.8%.[20]

5.17 During 2021/22, 67.3% of adults were physically active, which is the same as the national average and higher than the regional average.[20]

5.18 Overall, incidence of and mortality from all cancers in Cheshire East is significantly lower than the England average. Incidence of and mortality from lung cancer in Cheshire East is also significantly lower than the England average, though for breast and bowel cancer these rates are similar to England. However, this masks the differences across Cheshire East, with higher incidence and mortality rates for some cancers in more deprived areas.[21]

5.19 In 2021 Cheshire East had lower rates of mortality from cardiovascular and respiratory disease in those aged under 75, when compared with England and the North West.[22]

5.20 The Cheshire East Tartan Rug[23] is a way of understanding how health and wellbeing varies by ward across Cheshire East. It is a tool to look at the health and wellbeing of each ward and compares it to all other wards across England in relation to a variety of different health issues.

5.21 The key findings from the Tartan Rug are:

- Overall, for many residents across Cheshire East, health and wellbeing is similar to or better than the England average, other local authorities across Cheshire and Merseyside, and geographically neighbouring local authorities.
- However, stark health inequalities remain across Cheshire East with some wards in Crewe and Macclesfield experiencing significantly worse health and wellbeing compared to the England average and other areas of Cheshire East.
- The extent of difference is particularly highlighted by selecting Crewe Central, and Macclesfield Gawsworth within the Tartan Rug dashboard[24].
- Also, the Cheshire East average is significantly worse than the England average for:
  - emergency admissions aged 0 to 4 years (2017/18 to 2019/20)
  - admissions for injury aged 0 to 4 years
  - emergency admissions all causes

19 APS Survey 2022. Public Health Outcomes Framework. https://fingertips.phe.org.uk/tobacco-control#page/1/gid/1938132886/pat/15/ati/402/are/E06000049/iid/92443/age/168/sex/4/cat/-1/ctp/-1/yrr/1/cid/4/tbm/1

20 Sport England Active Lives Survey, Public Health Outcomes Framework. https://fingertips.phe.org.uk/physical-activity#page/1/gid/1938133001/pat/15/ati/402/are/E06000049/iid/93881/age/168/sex/4/cat/-1/ctp/-1/yrr/1/cid/4/tbm/1

21 Public Health Outcomes Framework. https://fingertips.phe.org.uk/search/cancer

22 Public Health England, Public Health Outcomes Framework. https://fingertips.phe.org.uk/mortality-profile#page/1/gid/1938133009/pat/6/ati/402/are/E06000049/iid/108/age/163/sex/4/cat/-1/ctp/-1/yrr/1/cid/4/tbm/1/page-options/car-do-0

23 https://www.cheshireeast.gov.uk/pdf/jsna/ward-profile-tartan-rug/tartan-rug-2022.pdf

24 Office for Health Improvement & Disparities. Public Health Profiles. (1 August 2023) https://fingertips.phe.org.uk Crown copyright (2023)

  - emergency admissions for hip fractures
  - hospital stays for self harm
  - whilst only very old data exists, during 2006 to 2008 Cheshire East was also significantly worse than the England average for binge drinking alcohol. Furthermore, it continues to be significantly worse than the England average with regards to hospital admissions for alcohol-specific conditions.[25]
- Overall, Crewe Care Community is the only Care Community to experience significantly worse health and wellbeing than the England average.
- Monitoring of changes in the number of indicators that are better or worse than the national average can be achieved through the new Tartan Rug dashboard. However, currently only a one-year comparison is possible (comparing 2022 to 2021). Making longer term comparisons will be feasible in future years. These will be more meaningful and reduce the risk of chance variation.
- Compared to 2021, overall, the health and wellbeing picture has worsened for:
  - Nantwich and Rural
  - Congleton and Holmes Chapel
  - Knutsford.
- Compared to 2021, overall, the health and wellbeing picture has improved for:
  - Chelford, Handforth, Alderley Edge and Wilmslow
  - Bollington, Disley and Poynton.
- Compared to 2021, changes in the health and wellbeing picture were mixed in:
  - Crewe
  - Sandbach, Middlewich, Alsager, Scholar Green and Haslington
  - Macclesfield.

25 Office for Health Improvement & Disparities. Public Health Profiles. (1 August 2023) https://fingertips.phe.org.uk Crown copyright (2023)

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APPENDIX D

New local plan for Cheshire East

Design topic paper (draft)

March 2024

Open Fair Green

Cheshire East Council

Front cover images (clockwise from top-left):

- Crewe Market Hall and Municipal Buildings
- Arclid north plant site and lake (image supplied by Bathgate Silica Sand Ltd)
- Jodrell Bank Observatory
- Lamberts Lane Bridge, Congleton
- Tabley Park, Northwich Road, Knutsford

Contents

1 Design in Cheshire East 4

2 National planning policy 5

3 Local plan policy 6

4 Cheshire East Design Guide 8

5 Design coding 9

1 Design in Cheshire East

1.1 This topic paper provides further information to support the 'Design' section of the issues paper.

1.2 Design is a cross-cutting discipline that permeates all development decisions and is crucial to securing positive outcomes across a range of indicators subject to their own policy areas (environmental improvements, transport and movement solutions, inclusive spaces and so on).

1.3 Good design is central to the creation of attractive, accessible, inclusive, successful, and sustainable places. High-quality, well-designed developments, including the design of buildings, contribute positively to the quality of place in the borough and make the best use of land. Development should be inclusive, creating places and spaces where everyone can access and benefit from a full range of opportunities available to members of society. Thoughtful, responsive design can enable all people to fully participate in the built environment through consideration of not only the aesthetic of development but its layout, orientation, the space dedicated to private and public arenas, transport connections and the integration of natural features that support habitats and manage the effects of climate change.

1.4 Good design should respond to the local character of an area reinforcing the special qualities of place whilst seeking to address the challenges of urban and rural living.

2 National planning policy

2.1 Chapter 12 of the National Planning Policy Framework (NPPF) stresses the importance of design in making high quality places and highlights the importance of responding to local character. It also strongly encourages the use of plans, design policy, guidance, and codes, to provide clarity on local design expectations.

2.2 The NPPF sets out guidance including the following key paragraphs:

Paragraph 131: The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Paragraph 132: Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.

Paragraph 133: To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.

3 Local plan policy

3.1 The county of Cheshire is well known for its rolling pastoral landscapes, plains, and historic market towns. No landscape in Cheshire is truly natural, all have been influenced by humans over millennia. In Cheshire East, these influences can be seen from the upland Peak District fringe in the east to the plains, rolling landscapes and sandstone escarpments in the west. Farming, geography, natural resources, geology, and the industrial revolution have all impacted upon the landscape, location, growth of and form of the settlements within it.

3.2 The way settlements have evolved, responding to their location, to growth and changing human needs over centuries have made each of them unique today. The layers of history are physically displayed in the buildings, streets, and spaces, all of which add depth to their sense of place and providing us with an emotional response to inanimate bricks and mortar.

3.3 The Local Plan Strategy (LPS) seeks to secure high quality design and the importance of good design is outlined in a number of the LPS's strategic priorities:

3.4 Strategic priority 2 focusses on the need to create sustainable communities and outlines mechanisms for how this will be delivered. It prioritises locating new housing in sustainable locations and ensuring that there is an appropriate mix of house types, sizes and tenures including affordable housing. It also seeks to ensure that new development promotes healthier lifestyles (for example through provision of high-quality green infrastructure), makes appropriate connections with existing neighbourhoods, promotes walking, cycling and public transport and is well designed, sustainable and energy efficient.

3.5 Strategic priority 3 concerns protecting and enhancing environmental quality. It focusses particularly on the need to reduce the borough's impact on climate change, for example by promoting renewable energy, encouraging water efficiency, providing new and maintaining high quality green infrastructure and the sustainable management of waste. It also stresses the importance of respecting the character and distinctiveness of places, buildings and landscapes through the careful design and siting of development.

3.6 Strategic priority 4 relates to reducing the need to travel, managing car use, and promoting more sustainable modes of transport. The implication for the design of new residential areas is the need to: build homes that are close, or easily accessible, to where people work, shop, access services and enjoy recreational activities; ensuring development gives priority to walking, cycling and public transport; and supporting safe and secure access for mobility and visually impaired people.

3.7 The strategic priorities form the basis of the council's approach to design in development and are articulated in Policy SD 1 'Sustainable Development in Cheshire East', which sets out several key design principles to be used at a local level to achieve sustainable development including:

- Ensuring that development is accessible by public transport, walking and cycling.
- Providing appropriate infrastructure to meet the needs of the local community, including landscaping and open space.
- Providing safe access and sufficient car parking.

- Supporting the health, safety, social and cultural well-being of the residents.
- Providing a locally distinct, high quality, sustainable, well designed, and durable environment.
- Using appropriate technologies to reduce carbon emissions and create a low carbon economy.
- Incorporating sustainable design and construction methods.
- Contributing to protecting and enhancing the natural, built, historic and cultural environment.
- Making efficient use of land.

3.8 Policy SD 2 'Sustainable Development Principles' expands on these key principles of sustainable development, applying them to new development proposals. It places particular emphasis on the need for all development to contribute positively to an area's character and identity, creating or reinforcing local distinctiveness through appropriate choices around height, massing, materials, external design features, relationship to neighbouring properties and response to landscape character. The design, construction, insulation, layout, and orientation of developments is encouraged to promote the efficient use of natural resources. In terms of residential development in particular, Policy SD2 emphasises the expectation for quality open space, accessibility by public transport, and measures to encourage travel by sustainable modes of transport such as walking, cycling and public transport.

3.9 Policy SE 1 'Design' emphasises the need for design quality and requires that development proposals make a positive contribution to their surroundings, delivering a sense of place, respecting local distinctiveness and heritage assets, designing for pedestrian priority and quality public realm are all key. Developments should have regard to sustainable design principles including passive environmental design, adaptability and future proofing, water conservation, renewable energy/ low carbon technologies and green infrastructure. Policy SE 1 also stresses the importance of liveability: issues of internal/external space, privacy, storage, waste management and access for all. Much of which is also dealt with in BfL12, and, as the policy states there is a need to evidence good design in applications which can thus be addressed through the use of the BfL12 assessments.

3.10 Policy SE 1 also encourage developers to consider measures for designing in safety, including high levels of passive surveillance and lighting of streets, spaces, and parking, incorporating secured by design principles, and ensuring that site layout and design minimises the opportunity for crime.

3.11 Policy SE 4 'Landscape', is also an important policy that shapes the design of development in Cheshire East, requiring development to 'conserve the landscape character and quality and should where possible, enhance and effectively manage the historic, natural, and human-caused landscape features that contribute to local distinctiveness of both rural and urban landscapes.

4 Cheshire East Design Guide

4.1 Following the adoption of the LPS, the council produced a Design Guide supplementary planning document (SPD)[1] that provides further detail on how a design led approach should be applied in Cheshire East, based in an analysis of the context of the site and the local characteristics of landscape, character, layout and materials that that contribute to establishing distinctive places across the borough.

4.2 The Design Guide SPD, adopted just ahead of the LPS in May 2017, provides some analysis of the character of Cheshire East recognising that the county of Cheshire is well known for its rolling pastoral landscapes, plains, and historic market towns. The guide provides analysis to demonstrate that the varying character of the area is shaped by the interaction of people with the landscape giving rise to distinct character areas from the upland peak district fringe in the east to the plains, rolling landscapes and sandstone escarpments in the west. The Design Guide SPD recognises that farming, geography, natural resources, geology, and the industrial revolution have all impacted upon the landscape, location, growth of and form of the settlements within it.

4.3 The way settlements have evolved, responding to their location, to growth and changing human needs over centuries have made each of them unique today. The layers of history are physically displayed in the buildings, streets, and spaces, all of which add depth to their sense of place and providing us with an emotional response to inanimate bricks and mortar.

4.4 The Design Guide establishes five settlement character areas:

- North Cheshire Fringe.
- Gritstone Edge.
- Silk, Cotton & Market Towns.
- Salt & Engineering Towns.
- Market Towns & Estate Villages.

4.5 Providing further policy direction, the Site Allocations and Development Policies Document (SADPD) sets out Policy GEN 1 'Design principles' that focuses on:

- sense of place;
- managing design quality;
- sustainable urban, architectural and landscape design; and
- safety, inclusivity and accessibility.

4.6 Policy ENV 3 ‘Landscape character’ also has a focus on ensuring development responds to the distinct features of its location by requiring that development ‘respect the qualities, features and characteristics that contribute to the distinctiveness of the local area.

1 https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/supplementary_plan_documents/ design-guide-supplementary-planning-document.aspx

5 Design coding

5.1 Successful design responds to the unique characteristics of a site within in its wider place context and should seek to align multiple factors toward an optimum solution. The layout, orientation, and aesthetic quality and character of buildings can provide a sense of identity and a feeling of belonging whilst wider design considerations can address how development supports active and healthy lifestyles, how buildings can work with the landscape and how the natural environment can be supported through integrating habitats and sustainable drainage. Good design is a holistic outcome from a process that incorporates multiple different needs, constraints, ambitions, and requirements of development.

5.2 A design code is a set of design requirements for the physical development of a site or area that helps applicants respond to the specific circumstances of a site. It is made up of rules that are clear, specific, and unambiguous, and it should normally include extensive graphical illustrations. A design code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

5.3 Design codes may be produced at various levels of detail and once in place, applicants will be required to submit their own detailed site design codes demonstrating how their design approach aligns to the design code for the borough.

5.4 Under planning reform proposals set out by the government, it is anticipated that design codes will be prepared as stand-alone development plan documents, alongside, or outside of, the local plan process.

5.5 The approach that each local authority takes to design coding will vary and respond to the unique design issues arising from place to place. In Cheshire East, rather than refresh the existing Design Guide SPD we anticipate producing a design code alongside the new local plan. Taking this approach will allow the council to use the emerging design code to inform development of the local plan and any site selection that may be necessary.

5.6 The council intends to follow guidance set out in the National Model Design Code (NMDC) when producing its own design code. The NMDC sets out various themes that should be addressed in a design code including nature, environment, built form, identity, public space, movement, use, resources, and lifespan. The council expects to address the themes set out in the NMDC in its own design code and is considering what an appropriate level of detail would be for the borough. The council needs to consider how to involve the community at all stages of preparation and whether the code should be a strategic level code, whether it should include area specific guidance, whether it should address design by area type or use type, or whether a combination of approaches would be best.

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APPENDIX E

New local plan for Cheshire East

Our natural environment topic paper (draft)

March 2024

Open Fair Green

Cheshire East Council

Front cover images (clockwise from top-left):

- Crewe Market Hall and Municipal Buildings
- Arclid north plant site and lake (image supplied by Bathgate Silica Sand Ltd)
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- Lamberts Lane Bridge, Congleton
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Contents

1 Cheshire's natural environment 4

2 The Environment Act 2021 and the new biodiversity duty 6

3 Biodiversity net gain 7

4 Cheshire local nature recovery strategy 8

5 Landscape and geodiversity 9

6 Green infrastructure 10

1 Cheshire's natural environment

1.1 This topic paper provides further information to support the 'Our natural environment' section of the new local plan issues paper.

1.2 The natural environment is one of the borough's greatest assets and is highly valued by residents and visitors alike. Protecting and enhancing the environment that makes Cheshire East special is a key aspiration of the local plan.

1.3 The flora and fauna exist in a range of varying environments, many of which have received environmental designations in recognition of their importance.

1.4 Designated sites in Cheshire East include:

- 400 **local wildlife sites** - locally valued sites of biological diversity.
- 23 **local geological sites** - locally valued sites of geological or geomorphological value.
- 8 **local nature reserves** - locally important sites within the control of local authority where the local authority is committed to their management for the benefit of wildlife and the enjoyment of wildlife by residents.
- 33 **sites of special scientific interest** - nationally important sites, designated as they are felt to represent the very best wildlife and geological sites in the country.
- 2 **national nature reserves** - nationally important sites established to protect the most important areas of wildlife habitat and geological formations in Britain.
- 1 **special protection area** - designated because of its importance as a habitat for rare and vulnerable birds and is of international importance.
- 2 **special areas of conservation** - designated due to their potential to contribute towards the conservation of habitats and species, identified as requiring conservation at a European level (excluding birds). These sites are internationally valued.
- 3 **Ramsar** designations - wetlands of international importance designated under the Ramsar Convention.

1.5 Habitats and species, including at designated sites, have the potential to come under increasing pressure from the provision of new housing, employment, and infrastructure in the borough. This could be from increased disturbance (recreational, noise and light induced) and atmospheric pollution, as well as the loss of habitats and fragmentation of biodiversity networks. The loss and fragmentation of habitats may be exacerbated by the effects of climate change, which has the potential to lead to changes in the distribution and abundance of species and changes to the composition and character of habitats.

1.6 According to the State of Nature Report 2023[1] the UK, like many other countries, has experienced a significant loss of biodiversity. The UK is now one of the most nature-depleted countries on Earth. Sir Partha Dasgupta in the Dasgupta Review[2] quotes the World Wide Fund for Nature's findings; that the UK has more than 1in 7 native species

1 State of Nature Partnership, State of Nature Report 2023, https://stateofnature.org.uk/wp-content/uploads/2023/09/TP25999-State-of-Nature-main-report_2023_FULL-DOC-v12.pdf

2 https://www.gov.uk/government/publications/final-report-the-economics-of-biodiversity-the-dasgupta-review

facing extinction and more than 40% in decline. Biological diversity has been declining at a disturbing pace. The populations of birds, fish mammals and reptiles has fallen by almost 70% since 1970. The way in which land has been managed, most notably for agriculture, has been a major contributory factor to this.

1.7 Despite efforts in ecosystem restoration, conserving species, and moving towards more nature-friendly land uses, the UK's nature and wider environment continues, overall, to decline and degrade. The Environmental Improvement Plan[3] (EIP23), published at the beginning of 2023, sets out government plans for significantly improving the natural environment. By 2030, the government has committed to:

- Halt the decline in species abundance.
- Protect 30% of UK land.

1.8 By 2042, the government has committed to:

- Increase species abundance by at least 10% from 2030, surpassing 2022 levels.
- Restore or create at least 500,000 ha of a range of wildlife rich habitats.
- Rreduce the risk of species extinction.
- Restore 75% of our one million hectares of terrestrial and freshwater protected sites to favourable condition, securing their wildlife value for the long term.

1.9 The National Planning Policy Framework states that 'The planning system should contribute to and enhance the natural and local environment by…minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures'.

3 https://www.gov.uk/government/publications/environmental-improvement-plan

2 The Environment Act 2021 and the new biodiversity duty

2.1 The Environment Act 2021 introduced a 'strengthened' biodiversity duty for public bodies, including local authorities, building on the original duty introduced by the Natural Environment and Rural Communities Act 2006. The aim of the extended duty is to provide for the enhancement and improvement of biodiversity, going beyond the maintenance of biodiversity in its current state.

2.2 In May 2023 the government published guidance about the new duty and how to comply with it:[4]

4 https://www.gov.uk/guidance/complying-with-the-biodiversity-duty

3 Biodiversity net gain

3.1 The Environment Act also introduced a mandatory biodiversity net gain (BNG) of at least 10% on development sites, to be calculated using the national methodology biodiversity metric. This will be implemented in 2024 across a range of developments through the current planning system.

3.2 Biodiversity net gain (BNG) is a way of creating and improving natural habitats. It makes sure development has a measurably positive impact ('net gain') on biodiversity, compared to what was there before development.

3.3 The government has published guidance about BNG.[5]

3.4 The council is preparing a BNG supplementary planning document[6] to provide local guidance about how BNG should be achieved in the borough through new development.

5 https://www.gov.uk/guidance/understanding-biodiversity-net-gain#what-biodiversity-net-gain-is
6 https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/supplementary_plan_documents/supplementary_plan_documents.aspx

4 Cheshire local nature recovery strategy

4.1 Preparing local nature recovery strategies (LNRSs) is a statutory requirement under the Environment Act 2021. These are intended to be locally-led with public, private and voluntary sectors working together to agree what should be done to recover nature in the area.

4.2 There are 48 strategy areas covering the whole of England. Cheshire East will be working with Warrington and Cheshire West and Chester, with the latter appointed as the lead authority for its preparation. Every strategy must contain a local habitat map and a written statement of biodiversity priorities. It is expected that, by March 2025, local nature recovery strategies should be in place across the whole of England.

4.3 The government expects that local plans will need to reflect LNRSs to capitalise on opportunities to strategically enhance biodiversity.

5 Landscape and geodiversity

5.1 Cheshire East has a rich and diverse landscape including the Cheshire Plain, the Pennine foothills and the Derbyshire and Staffordshire boundaries. It includes the southern part of the Sandstone Ridge (currently being considered by Natural England as a potential area of outstanding natural beauty) and the rolling landscape of the Shropshire boundary. The Cheshire Plain is a mosaic of clay plain, heathland, meres and mosses, shallow river valleys and salt related landscapes.

5.2 The NPPF states that 'to minimise impacts on biodiversity and geodiversity, planning policies should: plan for biodiversity at a landscape-scale...; identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites...; promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations...; and aim to prevent harm to geological conservation interests'.

5.3 Local landscape designation (LLD) areas sit within a framework of the landscape character assessments, defining the special qualities of areas including their distinctiveness, perceptual character, landscape and scenic quality, natural character, cultural character and function. A landscape character assessment[7] and LLD areas review[8] for Cheshire East were published in 2018.

7 https://www.cheshireeast.gov.uk/environment/heritage_natural_environment/landscape/landscape_character_assessment.aspx

8 https://www.cheshireeast.gov.uk/environment/heritage_natural_environment/landscape/local-landscape-designation-areas.aspx

6 Green infrastructure

6.1 Green infrastructure (GI) is a network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

6.2 In January 2023 Natural England, launched the Green Infrastructure Framework[9] to help increase the amount of green cover to 40% in urban residential areas. Parks and greenspaces in England deliver an estimated £6.6 billion of health, climate change and environmental benefits every year. But with 80% of people in the country now living in towns and cities, one third of people do not have access to good quality green and blue space within 15 minutes of their home. The government's Environmental Improvement Plan, published in February 2023, includes a commitment that the public should be able to access green space or water, such as woodlands, wetlands, parks and rivers, within a 15-minute walk from their home.

6.3 The GI Framework also provides a structure to analyse where greenspace in built up areas is needed most. It aims to support equitable access to greenspace, with an overarching target for everyone being able to reach good quality greenspace in their local area.

9 https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Home.aspx

Appendix F

New local plan for Cheshire East

Homes for everyone topic paper (draft)

Open Fair Green

Cheshire East Council

Front cover images (clockwise from top-left):

- Crewe Market Hall and Municipal Buildings
- Arclid north plant site and lake (image supplied by Bathgate Silica Sand Ltd)
- Jodrell Bank Observatory
- Lamberts Lane Bridge, Congleton
- Tabley Park, Northwich Road, Knutsford

Contents

1 Introduction **4**

2 The need for new homes **5**

The standard method **5**

3 Housing types and sizes **7**

Housing size **7**

Housing for older persons and people with disabilities **8**

Housing diversification and providing for small and medium sized sites **9**

Self and custom build housing **9**

Community-led housing **12**

4 Affordable housing **13**

Tenure and types **13**

First Homes **14**

Rural exceptions housing **15**

5 Housing standards **16**

Accessibility and adaptability standards **16**

Nationally Described Space Standards **17**

6 Accommodating the needs of Gypsies, Travellers and Travelling Showpersons **18**

1 Introduction

1.1 This topic paper provides further information to support the 'Homes for Everyone' section of the new local plan issues paper. For ease of reading, it uses the same headings that are set out in the issues paper for this topic.

1.2 Housing plays a significant role in creating sustainable communities and access to a home provides shelter, security and supports health and well-being. However, the cost of buying a new home has risen significantly over the last 20 years, at a rate far faster than wages.[1] A fundamental aim of national planning policy is to significantly boost the supply of new homes, to make sure that a sufficient amount and variety of land comes forward where it is needed, and that the needs of groups with specific housing requirements are addressed.[2]

1.3 However, meeting our future housing needs is not just about numbers. The Cheshire East Corporate Plan[3] (Corporate Plan) recognises the challenges in the housing market and the need to create a market that delivers the right type of houses in the right locations at the right price to support the needs of residents. Whilst Cheshire East is a prosperous borough, the population is growing and living longer. There are also other challenges including areas that have high levels of deprivation. This puts additional pressure on services and demand for different forms of housing to meet needs.

1.4 The Corporate Plan highlights that development must also balance the effective protection of the countryside and our natural environment, support the regeneration of town centres and enable new houses to be well designed, carbon and energy efficient. In addition, the council has a target of being a carbon neutral borough by 2045 through its Carbon Neutral Action Plan[4] and this has implications for housing standards.

1.5 To improve social and economic inclusion, the new local plan will need to contain policies that support the provision of new homes in the right places, and that there is a sufficient variety of new homes (including by size, tenure and affordability) to meet our housing needs over the plan period.

1 https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian
2 https://www.gov.uk/government/publications/national-planning-policy-framework--2
3 https://www.cheshireeast.gov.uk/council_and_democracy/your_council/council_finance_and_governance/corporate-plan.aspx
4 https://moderngov.cheshireeast.gov.uk/ecminutes/documents/s76206/Carbon%20Neutral%20Action%20Plan%20-%20appendix.pdf

2 The need for new homes

2.1 To support the government's objective of significantly boosting the supply of homes, a key issue for the new local plan will be identifying the amount of new homes that are needed over the plan period in a sustainable manner.

2.2 A new local housing needs assessment will be prepared for Cheshire East and this will take account of relevant national planning policy including the National Planning Policy Framework 2023[2] (NPPF) which expects councils to use the standard method for calculating housing need set out in Planning Practice Guidance[5] (PPG). The outcome of the standard method calculation will be an advisory starting point for establishing a housing requirement for the borough.

The standard method

2.3 Calculating the standard method for housing need currently combines two national data sets:

- 2014 based household projections[6]
- latest local authority affordability ratios (house prices/wages)[7]

2.4 The formula used to calculate housing need takes a 10-year average of household projection change and applies an adjustment factor to make sure that the minimum annual housing need starts to address the affordability of homes.

2.5 For Cheshire East, the standard method is calculated in Table 2.1 below.

Table 2.1 Cheshire East standard method calculation

No. house-holds 2023[A]	No. house-holds 2033[A]	Total change 2023-33	Average annual change 2023-33	Housing afford-ability ratio 2022[B]	Baseline annual housing need 2023-33	Adjust-ment for afford-ability	Indicative annual housing need 2023-33
171,511	179,564	8,053	805	8.14	805	1.26	1,014

A 2014-based household projections
B The housing affordability ratio is the ratio of median house price to median gross annual workplace-based earnings

2.6 The current standard method housing need calculation in Cheshire East is 1,014 homes per annum. This represents the minimum housing need figure that needs to be planned for. It is less than the current 1,800 homes per annum housing requirement figure that is set out in the adopted Cheshire East Local Plan Strategy (LPS).

2.7 The housing need figure of 1,014 dwellings per annum should be used for the new local plan unless there are growth ambitions that suggest a higher figure should be used or there are exceptional circumstances that suggest needs cannot be met and these

5 https://www.gov.uk/government/collections/planning-practice-guidance
6 https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections#based-live-tables
7 https://www.ons.gov.uk/releases/housingaffordabilityinenglandandwales2022

justify an alternative approach. This could include current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas can also be taken into account in establishing the amount of housing to be planned for.

2.8 However, the government is committed to reviewing the standard methodology. It is possible that the standard method calculation could increase over time in order to deliver the government's aspirations to deliver 300,000 homes a year nationally. The housing need calculation and number of new homes in Cheshire East will form a key part of the next stage in preparing the new local plan, together with options for how this should be planned for.

3 Housing types and sizes

3.1 The standard method calculation provides an overall housing need figure but does not identify the type, tenure or size of the homes that will be needed within the borough. National planning policy encourages local plans to plan positively for a mix of housing to meet current and expected future needs. Supporting the delivery of a wide range of housing sizes and types in new developments is important as it helps to create balanced, inclusive and vibrant communities and reflects the priorities identified in our Corporate Plan.

Housing size

3.2 The existing local plan offers support for development proposals which provide a mix of housing sizes, types and tenures that respond to local evidence of needs (LPS Policy SC 4 'Residential Mix' and Site Allocations and Development Policies Document (SADPD) Policy HOU 1 'Housing Mix').

3.3 The council produced evidence on housing mix in 2019 in the Cheshire East Residential Mix Assessment (2019).[8] This evidence included an assessment of the size and tenure of dwellings needed in the borough to 2030. The Residential Mix Study underpinned Table 8.1 of the SADPD which provides a breakdown of the size of new homes needed in Cheshire East and is currently the starting point for the analysis of housing mix in housing planning applications.

Table 3.1 SADPD Table 8.1 (Indicative house type tenure and size)

	Market housing	Intermediate housing	Affordable housing for rent
1 bedroom	5%	14%	26%
2 bedroom	23%	53%	42%
3 bedroom	53%	28%	20%
4 bedroom	15%	4%	10%
5+ bedroom	3%	1%	3%

3.4 The indicative housing mix provided in Table 8.1 of the SADPD identifies that the greatest need for market housing is 3 bedroomed properties (53%) followed by 2 bedrooms (23%). For affordable housing, the greatest demand for both intermediate (53%) and affordable for rent (42%) is 2 bedroomed properties.

3.5 Completions across all tenures of homes between 2010 and 2023 show that the number of 4+bedroomed homes completed accounted for around 37%, 3 bedroomed homes 33%, 2 bedroomed homes 21% and 1 bedroomed 9%. It is emphasised that the

8 https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/site-allocations-and-policies/sadpd-examination/documents/examination-library/ed49-residential-mix-study.pdf

majority of homes constructed during this period will have been permissioned prior to the adoption of SADPD Policy HOU 1. Insufficient time has passed to reach any conclusions on the extent to which the policy has influenced the mix of dwellings achieved.

3.6 There is an opportunity to take forward housing mix policies again in the new local plan. However, different approaches could also be looked at to encourage a mix of housing to meet local needs. A new local housing needs assessment will be prepared to provide an up-to-date assessment of housing needs across Cheshire East and it is expected that this evidence will help guide how we address housing mix in new developments.

Housing for older persons and people with disabilities

3.7 The demographic profile of the borough is expected to change over the next 20 years as a result of an ageing population. This change will give rise to the need for proposals for different forms of housing including adaptable homes and specialist accommodation such as retirement or sheltered accommodation, extra care or housing-with-care, residential care and nursing homes.

3.8 The council prepared evidence on the need for accommodation for older people and people with disabilities in its Housing Development Study (2015). The Residential Mix Study (2019) more recently prepared to support the SADPD considered the modelled demand for older persons and disabled persons to 2030 to underpin SADPD Policy HOU 2 'Specialist housing provision'.

3.9 In general terms, care and support needs increase with age. However more people are staying in their properties longer with support and care being provided in the home. The council adopts a 'homes first' approach which supports residents to maintain their independence and remain in their own home.

3.10 The council's vulnerable and older persons housing strategy[9] (2020 to 2024) identifies three main strategic objectives, which are:

- that people are supported to live in their own homes independently for longer
- when required, people can receive the support they need in a wide range of specialist, supported accommodation including those members of the community with specific housing needs within the borough
- people are able to make informed choices about the accommodation, care, and support options within Cheshire East

3.11 Alongside this, there are a number of strategies that the council has put in place relevant to specialist, supported living and older person housing including:

- Cheshire East All Age Autism Strategy (2020-2023)[10]
- My Life, My Choice, a strategy for people with learning disabilities in Cheshire East (2019-2022)[11]
- Cheshire East All Age Mental Health Strategy (2019-2022)[12]

9 https://www.cheshireeast.gov.uk/pdf/housing/strategic-housing/vulnerable-and-older-persons-housing-strategy-2020-24.pdf
10 https://www.cheshireeast.gov.uk/pdf/livewell/local-offer-for-children-with-sen/cheshire-east-all-age-autism-stratewgy-2020-2023-final.pdf

3.12 Given that it is likely that future demographic changes will result in greater demands for housing suitable for older people and those with disabilities, there will be a clear need for the inclusion of policies for older persons and specialist accommodation in the new local plan.

Housing diversification and providing for small and medium sized sites

3.13 Diversifying the housing market is a key aspect of the government's housing policy and the white paper 'Fixing our broken housing market'[13] (2017) set out plans to boost the supply of new homes in England, including measures to build homes faster and diversify the housing market. The NPPF includes the requirement to accommodate at least 10% of the housing requirement on small and medium sized sites.[14]

3.14 Increasing the supply of small and medium sized sites can make an important contribution to meeting the area's housing requirement. They can be developed more quickly, since they may have fewer constraints and require less supporting infrastructure. They can help provide a greater choice of available homes and can also support local builders in a market which is often dominated by a small number of national developers.

3.15 The new local plan will need to include policies to optimise the use of land through the use of a range of density standards for new housing in town centres and other parts of the borough and this work will be used to help inform the future options for site allocations in the new local plan. The next local plan will have to consider the requirement to accommodate at least 10% of the housing requirement on small and medium sized sites when considering options for meeting our development needs.

Self and custom build housing

3.16 National planning policy sets out that planning policies should reflect the needs of different groups, including people wishing to commission or build their own homes. Opportunities should be sought through policies and decisions to support small sites to come forward for self and custom build. The council also has a statutory duty[15] to grant enough planning permissions for self and custom build to meet demand within the borough.[16]

3.17 The legal definition of custom and self-build (SACBH) is contained within the Self-Build and Custom Housebuilding Act 2015[17] (as recently amended by Section 123 of the Levelling Up and Regeneration Act 2023)[18] although it is essentially a home built

11 https://www.cheshireeast.gov.uk/pdf/livewell/health-matters/cec-learning-disabilities-strategy-2019-2022-final-version.pdf
12 https://moderngov.cheshireeast.gov.uk/ecminutes/documents/s73410/Cheshire%20East%20Council%20-%20Mental%20Health%20Strategy.pdf
13 https://www.gov.uk/government/publications/fixing-our-broken-housing-market
14 NPPF paragraph 70
15 Levelling Up and Regeneration Act (2023), Housing and Planning Act (2016), Self-build and Custom Housebuilding Act (2015) and associated regulations.
16 Evidenced by its Self and Custom Build Register.
17 https://www.legislation.gov.uk/ukpga/2015/17/contents
18 https://www.legislation.gov.uk/ukpga/2023/55/enacted

to the plans or specifications decided by the occupant. This has the potential to encourage greater innovation in sustainable and 'eco-friendly' design and construction practices plus diversifying the housing market and increasing customer choice.

3.18 It is well known that the government is committed to increasing the number of SACBH and to establish it as a mainstream option for people to choose to get on the housing ladder or moving home. In January 2021, the government published its National Model Design Code',[19] which refers to the use of design codes to facilitate SACBH as part of the housing mix on larger sites. This was followed by revised planning practice guidance[20] in February 2021, which included a range of clarifications and advice, including acknowledgment that SACBH embraces a spectrum of projects which have a range of benefits. In April 2021, the government published a 'Self and Custom-Build Action Plan',[21] which set out further plans to support the sector to grow including better access to mortgage finance through a new 'Help to Build' scheme; and commissioning of the Bacon Review.[22]

3.19 To meet its statutory obligations, since 2016 the council has kept a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's area for SACBH. The council has introduced local eligibility criteria and therefore the register is in two parts – Part 1 for those that can demonstrate a local connection to Cheshire East and Part 2 for those who do not.

3.20 At 31/10/22 there were 251 registrations on the self-build register, 237 Part 1 Registrations (who meet out local eligibility test) and 14 Part 2 Registrations. This equates to an average of 34 registrations on the Part 1 Register annually.[23]

Table 3.2 Self and custom build registrations

Base period no.	Start base period	Part 1 registrations	Part 2 registrations
1	31/4/16 to 31/10/16	33	-
2	1/11/16 to 31/10/17	96	4
3	1/11/17 to 31/10/18	19	0
4	1/11/18 to 31/10/19	21	1
5	1/11/19 to 31/10/20	17	2
6	1/11/20 to 31/10/21	29	3
7	1/11/21 to 31/10/22	22	4
	Total	**237**	**14**

19 https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1009793/NMDC_Part_1_The_Coding_Process.pdf
20 https://www.gov.uk/guidance/self-build-and-custom-housebuilding
21 https://www.gov.uk/government/publications/self-and-custom-build-action-plan
22 https://www.gov.uk/government/publications/independent-review-into-scaling-up-self-build-and-custom-housebuilding-report/independent-review-into-scaling-up-self-build-and-custom-housebuilding-recommendations-from-the-report#chapter-6-delivering-real-change-that-works
23 https://www.cheshireeast.gov.uk/pdf/planning/spatial-planning/2021-2022-amr/2021-22-amr.pdf

3.21 A new register is started at the end of October each year. Once the annual register has closed the council has three years in which to 3 years in which to grant permission for an equivalent number of plots of land to meet the number of registrations on the Part 1 Register. Historically this has been matched and this shows that the council has met its obligations to grant enough planning permissions to meet demand.

Table 3.3 Number of serviced plots permitted

		In base period 1 ending 30/10/16	In base period 2 ending 30/10/17	In base period 3 ending 30/10/18	In base period 4 ending 30/10/19	In base period 5 ending 30/10/20	In base period 6 ending 30/10/21	In base period 7 ending 30/10/22
	Total plots permitted	**33**	**96**	**19**	**21**	**17**	**29**	**22**
30/10/17	20	20						
30/10/18	9	9						
30/10/19	54	4	50					
30/10/20	51		46	5				
30/10/21	58			14	21	23		
30/10/22							62	
30/10/23								
30/10/24								
30/10/25								
Total plots permitted over 3x years		33	96	19	21	23	62	
Surplus/ deficit		0	0	0	0	6	33	

3.22 The Levelling Up and Regeneration Act contains provisions to enable the introduction of further regulations to specify the descriptions of planning permissions or permissions in principle that can or cannot be counted as self build plots and this may affect the counting of permissions in the future.

3.23 The current local plan includes a policy for self and custom build housing (SADPD Policy HOU 3: Self and Custom build dwellings[24]). This policy supports the provision of SACBH in suitable locations and requires housing developments of 30 or more dwellings to provide a proportion of serviced plots where there is evidence of unmet need.

3.24 There is opportunity to take forward these policies again in the new local plan. However, different approaches could be looked at to encourage a greater supply of SACBH. This could include a percentage-based requirement to deliver SACBH on larger sites or the allocation of small sites specifically for this type of development. However, developers have previously expressed concerns about the practicality and viability of including self and custom build plots within larger developments.

Community-led housing

3.25 National planning policy encourages councils to seek out opportunities through planning policies to support community-led housing development on small sites and as exceptions sites. Community-led development is housing that has been built or brought back into use by local people. It is defined in national planning policy as:

> 'A development instigated and taken forward by a not for-profit organisation set up and run primarily for the purpose of meeting the housing needs of its members and the wider local community, rather than being a primarily commercial enterprise. The organisation is created, managed and democratically controlled by its members. It may take any one of various legal forms including a community land trust, housing co-operative and community benefit society. Membership of the organisation is open to all beneficiaries and prospective beneficiaries of that organisation. The organisation should own, manage or steward the homes in a manner consistent with its purpose, for example through a mutually supported arrangement with a Registered Provider of Social Housing. The benefits of the development to the specified community should be clearly defined and consideration given to how these benefits can be protected over time, including in the event of the organisation being wound up.'

3.26 The council will need to consider how the local plan could support community-led housing including in locations that would not normally be suitable for rural exceptions sites or housing sites. Community-led housing exceptions sites must make provision for affordable housing, be adjacent to existing settlements, proportionate in size to them, not compromise protected areas or assets of particular importance and comply with local design policies and standards.

24 https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/site-allocations-and-policies/hou-3.aspx

4 Affordable housing

4.1 The new local plan will need to make sure that sufficient affordable housing is provided to meet local needs. There are currently 186,400 dwellings in Cheshire East, 88.4% are privately owned sector, 11.6% are operated by a registered provider and 0.1% owned by the local authority or another public sector body[25].

4.2 Housing affordability is a challenge for many households in Cheshire East and according to the Office for National Statistics,[26] the median house price in Cheshire East is 255,500 which is 8.14 times the median gross earnings of £31,397. The average price of a home in the lower quartile is £175,000 which is 7.35 times the median gross lower quartile earnings of £23,798. Proportionally, the ratio of median house prices to earnings has risen significantly over the last 20 years – in 2003 the median house price in Cheshire East was 6.03 times median gross earnings.

4.3 Access to housing for those on lower incomes is only likely to be achieved through the provision of defined affordable housing at below market rent or price levels. The local plan has an important role to play in the delivery of affordable housing and ensuring that the benefits of housing delivery go to a wider section of the community.

4.4 The majority of new affordable homes are built as a developer contribution on market housing schemes and the existing local plan requires that on sites of 15 homes or more in principal towns and key service centres, and on sites of 11 or more elsewhere a target of 30% affordable homes will need to be provided.

4.5 The council's current preference is for a mix of 65% affordable (or social) rent housing and 35% intermediate as set out in LPS paragraph 12.48 with Table 8.1 of the SADPD providing further detail on the size of affordable homes needed (See Section 3.1 above).

4.6 The new local plan will consider both the amount of affordable housing that is needed over the plan period (requirement), the proportion of affordable housing that could realistically be secured from market housing schemes (thresholds) and the type and mix of affordable homes. A new local housing needs assessment will be prepared to provide an up-to-date assessment of affordable housing needs across Cheshire East and this evidence will help guide how we plan for and prioritise different tenures of affordable housing in new development.

Tenure and types

4.7 The NPPF in Annex 2 'Glossary' defines affordable housing as "housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)". There are various affordable products including:

25 Table 100 (Dwelling stock: number of dwellings by tenure and district, England), Live tables on dwelling stock, Department for Levelling Up, Housing and Communities (DLUHC), May 2023.

26 Source: ONS House price to workplace-based earnings ration (22 March 2023 release). Available at https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian

Affordable housing for rent

4.8 Affordable housing for rent is housing managed by a registered provider or a build to rent landlord which is let at subsidised levels. In Cheshire East this is normally no higher than the Regulator for Social Housing target rents.[27]. Rents could also be set higher if they are set at affordable rents

Build to rent

4.9 Build to rent schemes are defined as those which are purpose built for the provision of rented accommodation, including both affordable and market units. Build to rent schemes can either be standalone, or form part of a wider multi-tenure scheme.

Starter Homes

4.10 Starter Homes are new-build homes which are provided for sale to first-time buyers and come with at least a 20% discount from the open market value, up to a cap of £250,000 (post discount). There are additional criteria to access starter homes such as age restrictions and a cap on household incomes to make sure that the properties are sold to those with an identified housing need. Government guidance on Starter Homes exception sites was withdrawn on the 7 February 2020[28] and the government's preferred product for first time buyers is now First Homes (see below for further detail).

Discounted market sales housing

4.11 Discounted market housing for sale is an intermediate product that refers to the provision of subsidised low-cost market accommodation through a re-sale covenant scheme. The principle is that the accommodation is available, at a fixed discount, below the open market value to households in need. The level of discount will be that which is required to achieve the maximum selling price determined by the council for those in need locally who cannot afford to buy on the open market.

Other affordable routes to home ownership

4.12 This includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent).

First Homes

4.13 First Homes were introduced in the Affordable Homes Update Written Ministerial Statement[29] (24 May 2021) and remains extant government policy referred to in paragraph 6 and footnote 36 of the NPPF. First Homes are a specific kind of discounted market housing, where the discount remains in perpetuity via restrictions on the property title, and it falls within the definition of 'affordable housing' for planning purposes. According to national planning practice guidance,[30] First Homes are the government's

27 https://www.gov.uk/government/publications/rent-standard
28 https://www.gov.uk/guidance/starter-homes
29 https://questions-statements.parliament.uk/written-statements/detail/2021-05-24/hcws50

preferred form of discounted market tenure. At least 25% of all affordable housing units delivered by developers as part of their planning obligations on sites of 10 or more homes should be First Homes.

4.14 The government has set basic eligibility criteria for First Homes which in summary are: a purchaser should be a first-time buyer, purchasers should have a combined annual household income not exceeding £80,000 and purchasers should have a mortgage or home purchase plan to fund at least 50% of the discounted purchase price. The government have also specified that the minimum discount should be 30% off the market price of an equivalent home.

4.15 The council will be preparing a new housing needs assessment, and this will consider the need for different types of housing, including First Homes. The new local plan could set additional eligibility criteria for instance, setting lower maximum income thresholds, a local connection test or a higher minimum discount from the market price of an equivalent home if it can be demonstrated that there is a need for this, and the development will remain viable.

4.16 First Homes can also be delivered as exceptions sites which are small sites brought forward outside of development plans in order to deliver affordable housing. National planning policy says that councils should support the development of First Homes exception sites unless the need for such homes is already being met within the local authority's area. The local plan will need to consider the need for First Homes and how delivery of this form of affordable housing could be supported.

Rural exceptions housing

4.17 People in village communities can face significant housing challenges having an impact on social and economic wellbeing, productivity and infrastructure. Young people who have grown up in village communities are often unable to buy or rent a home there if they wish to stay local. Older residents can face difficulties too, with a shortage of accessible or specialist supported housing making it hard to downsize to suitable homes that meet their evolving needs.

4.18 One way of helping to meet the need for affordable homes for local people is through the construction of housing on a rural exceptions site. This is land where housing would not normally be given planning permission. NPPF paragraph 82 states that local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

4.19 The current local plan includes a policy for rural exceptions sites (LPS Policy SC 6 'Rural Exceptions Housing for Local Needs') and this places a limit on site size (no more than 10 dwellings) and location – sites must be adjacent to a Local Service Centre or settlements within the Other Settlements tier of the settlement hierarchy. The new local plan will also need to consider how the provision of new homes on rural exceptions sites could be supported.

30 https://www.gov.uk/guidance/first-homes

5 Housing standards

5.1 The Climate Change Act 2008 introduced a legally binding target for the UK to reduce greenhouse gases by 100% (net zero) by 2050 against a 1990 baseline. The council has declared a climate emergency. It is aiming to be carbon neutral by 2025 and for the borough to be carbon neutral by 2045..

5.2 Most physical standards that new homes must adhere to are addressed through Building Regulations.[31] Significant changes came into effect in June 2022 aimed at improving the energy efficiency of buildings to help the country move to its targets for net zero. These changes include reductions in carbon emissions for new homes, energy efficiency measures and the provision of infrastructure for electric vehicle charging points. These measures are part of the roadmap to the government's Future Homes Standard,[32] which is planned for 2025.

5.3 However, with appropriate justification, local planning authorities can set optional technical standards[33] and nationally described space standards[34] for housing in their local plans that exceed the minimum standards required by Building Regulations.

Accessibility and adaptability standards

5.4 In terms of accessibility and adaptability, two levels of higher standards are allowed through the Optional Technical Standards and implemented through Building Regulations. These are M4(2) 'accessible and adaptable homes' and M4(3) (a) 'wheelchair adaptable homes' and (b) 'wheelchair accessible homes'.

5.5 Justified by evidence on local need, SADPD Policy HOU 8 'Space, Accessibility & wheelchair housing standards'[35] requires at least 30% of all dwellings on major housing sites to be built to the 'accessible and adaptable' standards and at least 6% to be built to 'wheelchair adaptable' standards. All specialist housing for older people is required to be built to accessible and adaptable standards and at least 25% built to 'wheelchair adaptable' standards.

5.6 In September 2020 the government launched a consultation on raising accessibility standards throughout England. Their response[36] to the comments received was published in July 2022 and states their intention to implement a requirement for all new homes to be built to M4(2) 'accessible and adaptable' standards unless clear evidence is given on a plot-by-plot basis that it is impractical and unachievable. This will

31 https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1141098/The_Merged_Approved_Documents_Mar23.pdf
32 https://www.futurehomes.org.uk/overview-of-changes
33 https://www.gov.uk/guidance/housing-optional-technical-standards
34 https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard
35 https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/site-allocations-and-policies/hou-8.aspx
36 https://www.gov.uk/government/consultations/raising-accessibility-standards-for-new-homes/outcome/raising-accessibility-standards-for-new-homes-summary-of-consultation-responses-and-government-response

be delivered through an update to Building Regulations. However, if wheelchair adaptable and accessible housing is required this would still need to be locally evidenced and included as a policy in the next local plan.

Nationally Described Space Standards

5.7 The Nationally Described Space Standards (NDSS) deal with internal space within new dwellings including those created as a change of use through the prior approval mechanism. It sets out requirements for the minimum gross internal floor area of new dwellings depending on the number of people the home is designed to accommodate as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height. To implement the standards, a policy is required within the local plan.

5.8 Justified by evidence, SADPD Policy HOU 8 ‘Space, accessibility and wheelchair housing standards’ requires all new residential development to comply with the NDSS from June 2023. If continued compliance with NDSS is to be required in the next local plan, it will have to be evidenced and included as a policy.

6 Accommodating the needs of Gypsies, Travellers and Travelling Showpersons

6.1 National planning policy[37] makes clear the requirement for local authorities to assess the need for traveller sites and to plan for these in a sustainable manner over a reasonable timescale. It is in this context of national planning policy and legal duties placed through the Public Sector Equality Duty that local authorities have a responsibility to develop fair and effective strategies to meet the housing needs of Gypsies and Travellers through the identification of land for sites.

6.2 The current local plan (SADPD Policy 'HOU 5 'Gypsy and Traveller Site Provision'[38]) identifies a need for 32 additional permanent residential pitches for Gypsies and Travellers and a transit site of between 5 and 10 pitches. These needs were identified in the latest Gypsy and Traveller Accommodation Assessment 2018 (GTAA).[39] To meet this need, the current local plan allocates a number of sites for Gypsy and Travellers and includes criteria to assess windfall proposals.

6.3 The government recently made changes to the definition of a Gypsy and Traveller in its last update to national planning policy (dated 19th December 2023) following a recent legal case. Alongside these changes, the government has also announced that it intends to review the approach to this area of policy and case law in 2024.

6.4 Providing permanent sites for good quality pitches and plots for Gypsies, Travellers and Travelling Showpeople can help improve opportunities for access to health care and education to support people in meeting these basic needs. The House of Commons report Tackling inequalities faced by Gypsy, Roma and Traveller Communities (2019)[40] recognised that children from Gypsy or Roma backgrounds or from a Traveller or Irish heritage background had the lowest attainment of all ethnic groups throughout their school years. The report also acknowledged that health outcomes are significantly worse with an average life expectancy of 10-12 years less than members of the settled community.

6.5 Planned site provision can also help reduce the number of unauthorised sites and encampments which can be a source of conflict between the travelling and settled communities. It will aid in resisting future speculative planning applications which may be in less sustainable locations.

6.6 The preparation of the new local plan provides an opportunity to review existing allocated sites if no development has taken place and to identify new sites for Gypsy and Traveller accommodation if they are needed. An updated study on accommodation needs for Gypsies, Travellers and Travelling Showpeople will be prepared to help inform both the current nature of provision and the level and type of needs for future provision and this will take account of relevant government policy.

37 https://www.gov.uk/government/publications/planning-policy-for-traveller-sites#full-publication-update-history
38 https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/site-allocations-and-policies/hou-5.aspx
39 https://www.cheshireeast.gov.uk/planning/spatial-planning/research_and_evidence/gypsy_accommodation_assessment.aspx
40 https://publications.parliament.uk/pa/cm201719/cmselect/cmwomeq/360/full-report.htm

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APPENDIX G

New local plan for Cheshire East

Town centres and retail topic paper (draft)

March 2024

Open Fair Green

Cheshire East Council

Front cover images (clockwise from top-left):

- Crewe Market Hall and Municipal Buildings
- Arclid north plant site and lake (image supplied by Bathgate Silica Sand Ltd)
- Jodrell Bank Observatory
- Lamberts Lane Bridge, Congleton
- Tabley Park, Northwich Road, Knutsford

Contents

1 Introduction **4**

Town centres and planning **4**

2 Future of town centres **5**

3 Other retailing **8**

Local retailing **8**

Retail parks and supermarkets **9**

1 Introduction

1.1 This topic paper provides further information to support the 'Town centres and retail' section in the new local plan issues paper. For ease of reading, it uses the same headings that are set out in the issues paper for this topic.

1.2 The services and facilities that town centres and other retail centres provide are vital for local communities. Thriving and diverse retail centres with a range of shopping, services and leisure facilities enable vibrant and sustainable communities, providing the facilities and services that people need, in sustainable locations that can be easily accessed.

1.3 Cheshire East has a diverse retail offer. There are many town centres of varying sizes and each with its own character, local neighbourhood parades of shops, and a number of dedicated retail parks and supermarkets. There are also several markets in our larger centres.

Town centres and planning

1.4 In accordance with the National Planning Policy Framework (NPPF), the planning system should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.

1.5 The local plan will need to define the network and hierarchy of centres, promoting their long term vitality and viability by allowing them to grow and diversify, responding to rapid changes in retail and leisure. It will also need to define the extend of town centres and set primary shopping areas as part of a positive strategy from the future of each centre.

1.6 When preparing the plan, the evidence base will need to consider whether there is a need for any new retail provision and, if there is, the plan will also need to allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed. The plan will also continue to promote a “town centre first” approach to retail development (other than for local shops), leisure, entertainment, many indoor sport and recreation uses, offices, and arts/culture/tourism development. This means that there is a preference for these types of development to be located within town centres wherever possible. Town centres are usually the most accessible locations, and locating these types of developments in them helps to:

- Concentrate activity within them, increasing footfall and supporting their diversification.
- Provide the most equitable access to services and jobs for all groups.
- Increase demand for public transport, walking and cycling, and reducing single trip car journeys and reducing congestion, pollution and carbon emissions.

2 Future of town centres

2.1 Town centres across the whole country are facing unprecedented challenges. Changes in how we shop, including the growth in online shopping, the increased popularity of retail parks, and other technological changes (such as online banking) have contributed to significantly decreased footfall in town centres and the closure of numerous stores and other important services, such as banks. These trends have been exacerbated by the Covid-19 pandemic, with a further increase in online shopping and an increased number of people working at home for all or part of the week leading to a decline in office workers in many town centres. The results are that many centres are struggling to maintain footfall and their retail offer, and they need to find other ways to attract people.

2.2 Despite these dynamic changes, town centres remain the focal point for much retailing, leisure and commerce. There are currently 27 defined centres in Cheshire East that meet the definition of a "town centre" in the glossary to the NPPF. These centres differ greatly in their sizes and characteristics, ranging from the smallest with 7 units (Chelford, Goostrey, Haslington) to the largest with 519 units (Macclesfield).

2.3 The town centres are further categorised in the current plan as:

- **Principal town centres:** the main focus for high quality comparison retail, supported by a range of retail, service, leisure, tourism, office and other town centre-type uses, including residential (Crewe and Macclesfield)
- **Town centres:** focus on the improvement of the convenience and comparison retail offer, with the potential to strengthen and enhance the retail offer, where suitable, as well as diversification to other uses such as offices, services, leisure, cultural and residential, as appropriate (Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach, Wilmslow)
- **Local centres:** focus on convenience and comparison retailing of an appropriate scale, plus opportunities for service uses and small-scale independent retailing of a function and character that meets the need of the local community (Alderley Edge, Audlem, Bollington, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Mobberley, Prestbury)
- **Local urban centres:** support the sustainability of larger centres and provide access to local day to day shopping needs (Chapel Lane, Wilmslow; Dean Row Road, Wilmslow; Nantwich Road, Crewe; Welsh Row, Nantwich; West Heath Shopping Centre, Congleton; West Street, Crewe)

2.4 The Table below shows the number of units and percentage of vacant units in each centre.[1] Overall, the vacancy rate across all Cheshire East centres is 10%. Whilst this is less than the Great Britain All Vacancy Rate (13.8%),[2] the rates in Congleton (19.8%), Crewe (19.3%) and Macclesfield (14.3%) are higher.

1 Data from the CEC Shopping Survey Database; surveys carried out April 2023.
2 FY 2022 Retail and Leisure Trends Analysis., Local Data Company, March 2023.

Table 2.1 Number of units and vacancies in town centres

Centre	Type	Total units	% vacant
Alderley Edge	Local centre	106	11.3
Alsager	Town centre	100	6.0
Audlem	Local centre	26	3.8
Bollington	Local centre	24	4.2
Chapel Lane (Wilmslow)	Local urban centre	41	0.0
Chelford	Local centre	7	0.0
Congleton	Town centre	283	19.8
Crewe	Principal town centre	243	19.3
Dean Row Road (Wilmslow)	Local urban centre	18	5.6
Disley	Local centre	44	9.1
Goostrey	Local centre	7	0.0
Handforth	Town centre	78	3.8
Haslington	Local centre	7	0.0
Holmes Chapel	Local centre	56	1.8
Knutsford	Town centre	253	8.3
Macclesfield	Principal town centre	519	14.3
Middlewich	Town centre	92	4.3
Mobberley	Local centre	9	0.0
Nantwich	Town centre	257	4.7
Nantwich Road (Crewe)	Local urban centre	182	5.5
Poynton	Town centre	125	3.2
Prestbury	Local centre	35	8.6
Sandbach	Town centre	205	5.4
Welsh Row (Nantwich)	Local urban centre	29	10.3
West Heath Shopping Centre (Congleton)	Local urban centre	16	0.0
West Street (Crewe)	Local urban centre	30	6.7
Wilmslow	Town centre	287	11.5
Total		**3,079**	**10.0**

2.5 Further analysis of the data shows that the overall vacancy rates vary significantly between the different types of town centres:

- Principal town centres: overall vacancy rate 15.9%
- Town centres: overall vacancy rate 8.9%
- Local centres: overall vacancy rate 6.9%
- Local urban centres: overall vacancy rate 5.1%

2.6 This suggests that smaller centres serving a more local community role may be faring better, whilst those larger higher order centres serving a wider catchment generally have a higher vacancy rate.

2.7 Without interventions, it is likely that town centres will face a period of decline in their retail offer, footfall and their general vitality and vibrancy. In Cheshire East, there are regeneration frameworks for the principal town centres of Macclesfield[3] and Crewe,[4] plus town centre vitality plans[5] for Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow town centres.

2.8 Common themes across many of the regeneration and vitality plans are:

- Growing and diversifying the leisure, cultural and evening offer of centres.
- Improving the town centre environments.
- Enhancing the retail offer.
- Re-purposing underutilised assets and/or areas of the centres.
- Improving connectivity within centres.
- Improving access to centres.
- Increasing the number of people living in and around the town centres.
- Promoting the distinctiveness of centres and their historic buildings.

2.9 At the national level, the government's policy paper 'Build Back Better High Streets' has the intention of creating "vibrant high streets where communities are at the heart of place-making; where a mix of commercial and residential uses complement each other; and where businesses large and small feel welcome. This has led to various initiatives including the Future High Streets Fund[6] to fund transformative and structural changes to overcome challenges in town centre, plus changes to the Use Class Order and Permitted Development Rights to increase the flexibility to re-use redundant retail buildings for alternative uses. Within Cheshire East, Crewe has received Future High Streets funding (alongside Town Deal funding) to deliver a variety of projects seeking to improve the environment and accessibility of the town centre.

3 See https://www.cheshireeast.gov.uk/business/major_regeneration_projects/town_centre_vision/macclesfield-town-centre-regeneration.aspx

4 See https://www.cheshireeast.gov.uk/business/major_regeneration_projects/crewe-town-centre-regeneration-programme/crewe-town-centre-regeneration-programme.aspx

5 Available at https://www.cheshireeast.gov.uk/business/major_regeneration_projects/town-centre-vitality-plans.aspx

6 See https://www.gov.uk/government/collections/future-high-streets-fund

3 Other retailing

Local retailing

Neighbourhood parades of shops

3.1 Small neighbourhood parades of shops have an important role in providing for the day to day needs of people in their local area. They can usually be easily accessed on foot and by bicycle, and are a focus for interaction by local people, supporting the vibrancy of communities.

3.2 Changes in lifestyles over previous decades (such as the increase in car ownership and the emergence of large supermarkets) mean that many people can now travel further and more easily to shop for food, other goods, and to access services. However, local facilities continue to play an important role for day to day convenience, particularly for those residents who have difficulty accessing the town centre or out of town superstores. In some cases, they also provide opportunities for more specialist retailers and other services/facilities due to lower rents than those in larger centres.

3.3 The Table below shows the number of neighbourhood parades, total number of units in those parades and the vacancy rates for each settlement.[7]

Table 3.1 Number of neighbourhood parades, units and vacancies

Settlement	No. of neighbourhood parades	Total units in neighbourhood parades	% vacant
Alderley Edge	1	5	0.0%
Bollington	1	10	0.0%
Congleton	1	14	7.1%
Crewe	6	42	7.1%
Handforth	1	5	0.0%
Haslington	1	5	0.0%
Knutsford	3	9	0.0%
Macclesfield	10	85	5.9%
Nantwich	1	5	0.0%
Poynton	1	6	16.7%
Sandbach	1	6	0.0%
Wilmslow	2	13	0.0%

7 Data from the CEC Shopping Survey Database; surveys carried out April 2023.

3.4 The overall vacancy rate in neighbourhood parades is 4.9%. This further emphasises that those smaller centres serving a local catchment and need tend to be faring better than the larger centres.

Village shops

3.5 Similarly to neighbourhood parades of shops, village shops have an important role in providing for the day to day needs of people in their local area, improving the sustainability of smaller settlements and are often important community facilities providing a vital service to those who are not able to easily access larger retail centres. As with neighbourhood parades, changes such as the increase in car ownership and the emergence of large supermarkets has led to the closure of many village shops but there are signs that a renewed focus on local amenities, such as community run shops, and offering other services such as parcel collection, may help to retain village shops in the future.

3.6 Whilst changes to the Use Class Order and increased permitted development rights mean that in many cases, village shops can be converted to other uses without the need for planning permission, the local plan should encourage the retention of important community assets wherever possible.

Retail parks and supermarkets

3.7 The presence of out of town retail also has a part to play in the overall retail offer and historically, out of town retail parks have provided for access to more specialised retail such as hardware and DIY stores, warehouse retailing, garden centres, furniture stores etc. where a larger store footprint is required and car use to transport goods is more essential due to the nature of the items purchased.

3.8 However, in more recent years some of these out of town locations have begun to offer more general retail functions, often involving existing retailers relocating away from town centres. This has consequences for the health of town centres, but as out of town locations are often less accessible by public transport, walking and cycling, it also disadvantages those without access to a car and encourages more single trip car journeys, increasing congestion, pollution and carbon emissions.

3.9 Whilst the preference remains for retail facilities to be located within town centres (as required by national policy), there will remain a role for many of those existing out of centre retail parks and supermarkets. Within Cheshire East, there are notable out of centre retail parks at Congleton, Crewe, Handforth, Macclesfield. In addition, there are also out of centre supermarkets at Congleton, Crewe, Handforth, Holmes Chapel, Macclesfield, Middlewich, Nantwich and Wilmslow.

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APPENDIX H

New local plan for Cheshire East

Jobs, skills and economy topic paper (draft)

March 2024

Open Fair Green

Cheshire East Council

Front cover images (clockwise from top-left):

- Crewe Market Hall and Municipal Buildings
- Arclid north plant site and lake (image supplied by Bathgate Silica Sand Ltd)
- Jodrell Bank Observatory
- Lamberts Lane Bridge, Congleton
- Tabley Park, Northwich Road, Knutsford

Contents

1 Introduction 4

2 Employment land and premises 5

3 Green economy 9

4 Freight and logistics 10

5 Tourism 11

6 Skills 12

1 Introduction

1.1 This topic paper provides further statistical information to support the 'Jobs, skills, and economy' section of the Issues Paper. For ease of reading, it uses the same headings that are set out in the Issues Paper for this topic.

1.2 A well-performing local economy is vital for the development of sustainable communities. Cheshire East has one of the most successful and resilient economies in the UK, which was valued at £14.4bn as of December 2019 (Gross Value Added). The borough's economy includes successful multinational companies such as Bentley, Waters, AstraZeneca, Barclays, Royal London, and Mornflake, as well as a buoyant range of small and medium size enterprises. Furthermore, the borough has a rich cultural, heritage and visitor economy that contributes more than £920m to its overall economic output.

2 Employment land and premises

2.1 In terms of employment land supply, 55% of the gross supply is land that is allocated in the Local Plan Strategy and the Site Allocations and Development Policies Document; 20% has planning permission and 25% is under construction.[1] The supply has reduced since the previous monitoring period (2021/22), which had a supply of 390.80ha.

Table 2.1 Employment land supply as at 31 March 2023

	Egi	Egii	Egiii	Eg	B2	B8	Mixed use	Total
Gross supply (ha)	5.16	0.00	0.02	23.59	4.75	7.21	328.50	369.23

2.2 The land supply figures exclude extensions and infill developments on existing employment sites because this land is already considered to be in employment use. The gross supply figures include changes of use or the redevelopment of sites already in one form of employment use to another employment use.

2.3 Table 2.2[1] provides a 'gross' amount of land taken-up for employment uses. The second row of the table 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. 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).

Table 2.2 Employment land take-up (2022/23)

	Egi	Egii	Egiii	Eg	B2	B8	Mixed use	Total
Gross land take-up (ha)	0.05	0.00	0.00	0.02	0.00	0.28	25.76	**26.11**
Redevelopments and change of uses (ha)	0.00	0.00	0.00	0.00	0.00	0.00	0.91	**0.91**
Net land take-up (ha)	0.05	0.00	0.00	0.02	0.00	0.28	24.85	**25.20**

2.4 In terms of net jobs growth rate, there was a net decrease of 6,000 jobs in 2022, which equates to a fall of 2.9% on the total number of jobs in 2021. The average annual jobs growth per annum between 2010 and 2022 is +1.0%. Between 2010 and 2015, 19,000 jobs were created (net of job losses), which is an increase of 10.9%. There was a further increase of 9,000 (4.6%) between 2015 and 2021, before the 2021-22 fall. The reported employment total has fluctuated somewhat since 2017, but not followed any long-term upward or downward trend: it fell by 6,000 in 2018 but then rose by 9,000 in 2019, before falling by 5,000 in 2020 and then growing again by 3,000 in 2021.[2]

1 CEC Employment Monitoring Database

2 BRES open access data series for 2010-15 (which excludes business units registered for PAYE only) and 2015-22, ONS, NOMIS. ONS Crown Copyright. Figures are work-place based and include self-employed people registered for VAT and PAYE schemes, as well as employees. Because of differences between the two data series, 2010-15 jobs levels and changes cannot be directly compared with the 2015-22 levels or the 2015-22 change.

2.5 It is likely that the overall net decline since 2019 (when the employment total peaked at 206,000) in part reflects a series of challenging economic events: the economic impact of COVID-19 on businesses' ability to trade and consequently on the numbers of people employed; the short-term (and perhaps also longer-term) effects of Brexit and the consequent transition to different trading arrangements with other countries; and the higher inflation and cost of living resulting partly from the conflict in Ukraine and the effect of that on the import costs and relative strength of Europe's major economies. However, it should also be noted that these statistics are based on the results of a national employment survey, and survey sampling error margins (due to samples of businesses not being completely representative of the whole business population) are much larger for small geographical areas such as local authorities. Therefore, some of the reported year-on-year changes in employment totals reflect survey sampling error, rather than actual changes in the number of local jobs.

Table 2.3 Jobs growth (in 000s)

Year	Net jobs growth (absolute change on previous year)	Annual jobs growth (% change on previous year)	Number of jobs (2010-15 data series)	Number of jobs (2015-22 data series[A])
2010	-	-	174	
2011	+2	+1.1%	176	
2012	+2	+1.1%	178	
2013	+3	+1.7%	181	
2014	+8	+4.4%	189	
2015	+4	+2.1%	193	195
2016	+4	+2.1%	-	199
2017	+4	+2.0%	-	203
2018	-6	-3.0%	-	197
2019	+9	+4.6%	-	206
2020	-5	-2.4%	-	201
2021	+3	+1.5%	-	204
2022	-6	-2.9%		198

A not directly comparable with 2010-15 data

2.6 An estimated 55.6% of Cheshire East's workers are in management/professional occupations, which is higher than the North West and UK averages. The proportion employed in personal service/sales occupations is also above the regional and national averages. Conversely, the estimated proportions of Cheshire East workers in admin/skilled and operative/elementary occupations are lower than the regional and national averages. The statistics shown below indicate that the proportion of Cheshire East workers in management/professional and personal service/sales occupations was

slightly higher in 2022/23 than in 2021/22, while the opposite is true for the admin/skilled occupational group and the proportions in the personal service/sales and operative/ elementary occupations have barely changed. However, these statistics are based on the results of a national employment survey, and survey sampling error margins (due to samples of workers not being completely representative of the whole working population) are much larger for small geographical areas such as local authorities. Therefore, some of the reported year-on-year changes in employment in different occupational groups reflect survey sampling error, rather than actual changes in the occupational mix of jobs in the borough.[3]

Table 2.4 Employment by occupation

	Cheshire East (Apr 2022 to Mar 2023)	North West (Apr 2022 to Mar 2023)	UK (Apr 2022 to Mar 2023)	Cheshire East (Apr 2021 to Mar 2022)
Management/ professional	55.6%	49.8%	51.3%	54.4%
Admin/skilled	13.0%	18.3%	18.8%	13.9%
Personal service/ sales	17.6%	15.4%	14.5%	17.5%
Operative/ elementary	13.9%	16.5%	15.4%	14.2%

2.7 ONS business counts data[4] indicate that, of the 19,540 businesses located in Cheshire East as of 2022 (an increase from the 19,510 businesses there were in 2021), 10,300 (52.7%) were based in Middle layer Super Output Areas (MSOAs) that were part rural and part urban, 4,455 (22.8%) were in completely rural MSOAs and 4,785 (24.5% were in completely urban MSOAs.[5]

3 Annual Population Survey (residence-based dataset), April 2021 to March 2022 and April 2022 to March 2023, ONS, NOMIS. ONS Crown Copyright https://www.nomisweb.co.uk/. Note: Figures are residence-based, that is, they relate to employed people living (but not necessarily working) in the geographical area in question. The analysis described above is based on SOC2020 (Standard Occupational Classification 2020) Major Group occupational classes: “management/professional” occupations means SOC2010 Major Groups 1-3, “admin/skilled” means Groups 4-5, “personal service/sales” is Groups 6-7 and “operative/elementary” covers Groups 8-9.

4 ‘UK Business Counts - Enterprises' data, ONS, NOMIS. ONS Crown Copyright. Note: Figures relate to enterprises, not local units. Hence an enterprise with 2 sites in Cheshire East (and none elsewhere) would be counted only once (under the location of its main site or HQ). Figures include public as well as private sector organisations.

5 These statistics are based on Cheshire East Council's 2015 Rural-Urban Classification developed by the Council’s corporate research team. This classification system assigned each of Cheshire East's 234 Lower layer Super Output Areas (LSOAs) to one of six narrow rural-urban categories and one of two broad rural-urban categories. The statistics presented here are based on the two-category classification. However, the business count data are available only at and above MSOA level. Therefore, the resulting statistics are split into three categories: "rural only" MSOAs (those containing only rural LSOAs); "mixed" MSOAs (those containing both rural and urban LSOAs); and "urban only" MSOAs (those containing only urban LSOAs).

2.8 Cheshire East's business breakdown percentile is comparable to the national average. Cheshire East's micro business percentile is 89.8%, slightly higher than England's 88.6%, while the small business breakdowns are 8.4% and 8.5%, respectively. The same is true for the medium business breakdown, which stands at 1.4% for Cheshire East and 1.5% for England. However, large enterprises account for only 0.4% of Cheshire East's total business, which is lower than the 1.5% national average.[6]

2.9 Around 192,00 Cheshire East usual residents aged 16 and over were in employment in 2021, with, 71% full-time and 29% part-time.[7] 16% of employees worked in the wholesale and retail trade; repair of motor vehicles and motor cycles sector, with human health and social work activities (14%), with manufacturing (10%) also accounting for a large proportion of the employee total.[8]

6 Businesses by size (employment) band, 2022 UK Business Counts, ONS, NOMIS (https://www.nomisweb.co.uk/)

7 Hours work data, ONS, NOMIS, ONS (Crown Copyright) 2021 https://www.nomisweb.co.uk/sources/census_2021/report?compare=E06000049#section_6

8 Industry data, ONS, NOMIS, ONS (Crown Copyright) 2021 https://www.nomisweb.co.uk/sources/census_2021/report?compare=E06000049#section_6

3 Green economy

3.1 In relation to carbon dioxide emissions by sector (CO_2), total emissions (including the domestic sector) fell by 9% between 2016 and 2021 (the latest year for which data are available). CO_2 emissions from transport (which accounted for over two fifths of all CO_2 emissions in 2021) declined by 11% during 2016-21, while emissions from the commercial sector declined by 53% and domestic emissions fell by 7%. In contrast, emissions from industry, which made up nearly a fifth of all CO_2 emissions as of 2021, increased by 8%. Emissions from the public sector also rose (by 13%) as did those from agriculture (by 12%). However, the figures for 2020 and 2021 will have been affected by the reduced levels of economic activity arising from COVID-19 and associated Government restrictions in those years. Hence the percentage changes between 2016 and 2021 may exaggerate the long-term rate of reduction in overall emissions, as well as the long-term rate of progress achieved in some specific sectors. Indeed, CO_2 emissions in all the sectors listed above rose between 2020 and 2021, as did overall CO_2 emissions (up 7%), probably in response to increased economic activity as COVD-19 restrictions were removed.[9]

Table 3.1 Emissions of carbon dioxide in Cheshire East (kt of carbon dioxide equivalent)

Sector	2016	2017	2018	2019	2020	2021
Industry	442.1	433.1	467.5	452.8	442.1	477.2
Commercial	229.4	200.6	120.7	97.5	82.9	108.5
Public sector	59.9	61.4	74.8	68.6	61.8	67.5
Domestic	722.0	688.4	686.5	662.9	644.3	672.3
Transport	1,207.0	1,208.2	1,200.9	1,200.1	1,008.9	1,078.1
Land use, land use change and forestry	-30.9	-33.7	-34.3	-36.0	-34.3	-36.7
Agriculture	76.3	80.0	86.3	80.0	77.7	85.6
Waste management	0.4	0.5	0.5	0.5	0.4	0.4
Total	2,706.3	2,638.5	2,602.9	2,526.3	2,283.8	2,453.0

9 UK local authority and regional greenhouse gas emissions national statistics: 2005 to 2021, DESNZ,2023 – revised (July 2023) data file: https://www.gov.uk/government/statistics/uk-local-authority-and-regional-greenhouse-gas-emissions-national-statistics-2005-to-2021

4 Freight and logistics

4.1 As set out in 'The Logistics Report Summary 2023'[10] according to the latest national figures, in 2021, logistics businesses added £163 billion to the UK economy and generated just over £1 trillion in revenues, which is a 19.2% increase on the previous year and the same as 2019. The logistics industry in the UK comprises 227,000 logistics enterprises directly employing 1.8 million people across England, Wales, Scotland, and Northern Ireland. This is in addition to the 890,000 people employed in logistics roles in non-logistics businesses, meaning there are 2.7 million people employed in logistics overall. This is 8.2% of the UK workforce, making logistics a significant employer.

4.2 UK logistics is multi-modal, moving 208 billion tonne-kilometres of goods domestically in 2022 through warehouses to businesses and consumers.

4.3 In the North West 11% or 200,217 people are employed in logistics (the third highest number of employees), similar to that in the West Midlands and London, and slightly less than that in the South East.

4.4 Online retail sales have increased to 26.6% in 2022, compared to 19.2% before COVID-19.

4.5 Transport remained the highest greenhouse gas emitting sector across the UK in 2022.

10 Logistics UK (2023) The Logistics Report Summary, https://logistics.org.uk/research-hub/reports/logistics-report

5 Tourism

5.1 Tourism remains one of the fastest growing areas of the Cheshire East economy and is worth £735 million to the local area, employing 8,648 full time equivalent.[11]

5.2 Cheshire East has published a Visitor Economy Strategy 2023-2028 , which sets the strategic direction for the Borough. It reflects economic recovery from COVID-19, any impact of changes due to Brexit, impacts of climate change, and the impact of changes in the cost of living.

5.3 The Strategy's strategic themes and priorities are:

1. Position Cheshire East as a destination of choice for staycations – both day and staying visits.
2. Consideration of new, emerging and changing trends in the Cheshire visitor economy.
3. Develop initiatives focused on sustainability and the green agenda to support business growth and extend options for customers.
4. Ensuring accessibility and inclusivity are prioritised in tourism development in Cheshire East.
5. Working together with business to address staff shortage, recruitment, and retention in the hospitality sector.
6. Evolve the business visits and events market in Cheshire East as part of a wider place-based strategy across Cheshire and Warrington.

11 https://www.cheshireeast.gov.uk/business/business-growth-and-investment/industry-sectors/tourism_sector.aspx

6 Skills

6.1 The percentage of the working age population whose highest qualification is NVQ Level 4 and above is (as of 2021) higher than that in the North West or the UK. However, these gaps are not statistically significant, that is, they may just be the result of survey sampling error. The Cheshire East proportion is higher than in 2020, though this change is not statistically significant. The percentage of the working age population with no qualifications is lower (though not by a statistically significant margin) than those in the North West and UK.[12]

Table 6.1 Percentage of working age population whose highest qualification is NVQ level 1/2/3/4 or higher/other/none

	Cheshire East (2021)	North West (2021)	UK (2021)	Cheshire East (2020)
NVQ4+	45.5%	38.6%	43.5%	41.3%
NVQ3	17.9%	17.9%	16.5%	23.2%
Trade apprenticeship	2.2%	3.3%	2.8%	2.4%
NVQ2	16.5%	17.4%	15.2%	17.7%
NVQ1	9.9%	10.0%	9.3%	8.6%
Other	3.5%	5.2%	5.8%	2.4%
None	4.4%	7.5%	6.8%	4.4%

6.2 The number of unqualified residents in Cheshire East has been declining over time. Since January 2019, Cheshire East has witnessed a decrease in the percentage of people without a qualification, from 6.4% to 4.4%, according to the ONS annual population survey. This is significantly less than the Northwest average of 7.5% and the overall British figure of 6.6% for the year 2021.[13]

12 Annual Population Survey (residence-based dataset), Jan-Dec 2020 to Jan-Dec 2021, ONS, NOMIS. ONS Crown Copyright https://www.nomisweb.co.uk/.

13 Highest qualification held by residents aged 16 to 64, Cheshire East and England, 2021, Annual Population Survey, ONS, NOMIS (https://www.nomisweb.co.uk/)

APPENDIX I

New local plan for Cheshire East

Transport and infrastructure topic paper (draft)

March 2024

Open Fair Green

Cheshire East Council

Front cover images (clockwise from top-left):

- Crewe Market Hall and Municipal Buildings
- Arclid north plant site and lake (image supplied by Bathgate Silica Sand Ltd)
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Contents

1 Introduction **4**

2 Active travel **6**

Walking **6**

Cycling **6**

3 Public transport **8**

Bus **8**

Rail **9**

Public transport information, ticketing and facilities **9**

4 Car parking **11**

5 Developer contributions **12**

CIL **12**

S106 Obligations **12**

6 Infrastructure **13**

1 Introduction

1.1 This topic paper provides further information to support the 'Transport and infrastructure' section in the new local plan issues paper. For ease of reading, it uses the same headings that are set out in the issues paper for this topic.

1.2 An effective transport and infrastructure network supports the sustainable functioning of existing communities and helps enable opportunities for further growth within the borough. Transport connects people to jobs, community services and facilities, recreation, friends and family.

1.3 The planning system can be used to help improve accessibility and implement national objectives around reducing car use and encouraging more sustainable modes of travel such as walking, cycling or public transport. The local plan represents one element of a wider suite of transport policies and strategies that are intended to operate in a co-ordinated way at the national, regional, borough-wide and local level including:

- National Planning Policy Framework (NPPF)[1]
- Department for Transport (DfT) Cycling and Walking Infrastructure Strategy[2]
- DfT Transport Decarbonisation Plan[3]
- Network Rail Strategic Business Plan[4]
- Cheshire and Warrington Local Enterprise Partnership Transport Strategy[5]
- Transport for the North Strategic Transport Plan[6]
- CEC Local Transport Plan[7]
- CEC Rights of Way Improvement Plan[8]
- CEC Cycling Strategy[9]
- CEC Bus Service Improvement Plan[10]
- Individual Cheshire East Neighbourhood Plans[11]
- Individual Cheshire East Local Transport Development Plans[7]

1.4 Other forms of infrastructure are also important to the wider well being of society such as the suitable provision of utilities (water, gas and electricity), telecommunications networks, green space networks (parks, gardens, woodlands, green corridors and so on), and social and community facilities.

1 https://www.gov.uk/government/publications/national-planning-policy-framework--2
2 https://www.gov.uk/government/publications/cycling-and-walking-investment-strategy
3 https://www.gov.uk/government/publications/transport-decarbonisation-plan
4 https://www.networkrail.co.uk/wp-content/uploads/2023/05/England-and-Wales-CP7-Strategic-Business-Plan.pdf
5 https://www.warrington.gov.uk/sites/default/files/2019-10/appendix_11_-_cheshire_and_warrington_transport_strategy.pdf
6 https://transportforthenorth.com/our-north/strategic-transport-plan/
7 https://www.cheshireeast.gov.uk/public_transport/local_transport_plan/local_transport_plan.aspx
8 https://www.cheshireeast.gov.uk/leisure,_culture_and_tourism/public_rights_of_way/improving_public_rights_of_way.aspx
9 https://www.cheshireeast.gov.uk/highways_and_roads/cycling_in_cheshire_east/cycling_in_cheshire_east.aspx
10 https://www.cheshireeast.gov.uk/public_transport/transport_strategies.aspx
11 https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-planning.aspx

1.5 The identification and implementation of the infrastructure improvements required to support growth in the borough is a fundamental requirement for the successful development of a new local plan. The council will prepare a new Infrastructure Delivery Plan to provide these details and help it secure developer contributions from planning applications in the future.

2 Active travel

2.1 Active travel refers to modes of travel that involve a level of activity and is considered the least carbon intensive way to travel. The term refers mostly to walking and cycling but can also mean other forms of wheeled activity such as trips made by wheelchair, mobility scooters, adapted cycles, e-cycles, scooters and cycle share schemes. These types or modes of travel can provide health and economic benefits, through improved physical/mental well-being as well as decreased congestion and air/noise pollution. Therefore, the aim is to make cycling and walking the natural choice for shorter journeys, and for it to also form part of larger journeys. Priority will be given to routes that serve a dual purpose as providing everyday walking and cycling links for commuters and residents, as well as providing recreational routes or trails for leisure purposes.

2.2 Results from the 2021 National Travel Survey (England)[12] provide a breakdown of the number of trips made and distance travelled by modal share. This shows that the car was the most popular mode of travel, making up 59% of all trips in 2021 and 80% of all miles travelled. This can be compared with walking that made up 31% of all trips and 5% of all miles travelled, and cycling that made up 2% of all trips and 1% of all miles travelled.

Walking

2.3 Cheshire East benefits from an extensive public rights of way network with generally good provision for walkers. Walking policies are principally delivered through the implementation plans associated with the council's Rights of Way Improvement Plan[8] and Local Transport Plan.[7] Overall, these identify that the pedestrian network would benefit from:

- Continued highway footpath and public rights of way path improvement and surface maintenance.
- Removing access barriers for users with reduced mobility.
- Linked existing pieces of infrastructure and closing gaps in the network.
- Improving rural provision, particularly to and from trip attractors and areas of interest.
- Providing safe pedestrian crossing points.

Cycling

2.4 Cheshire East's relatively compact settlements and mostly flat terrain lends itself to cycling as a low-cost, healthy, energy efficient and enjoyable way of travelling. The council is committed to enabling more people to cycle in safety, more often and with confidence for everyday and leisure journeys. Generally, cycling to work is more prevalent in built-up rather than rural areas, reflecting shorter distances and existing infrastructure in the main settlements of the borough.

12 https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1101636/nts-2021-factsheet.pdf

2.5 The council adopted a Cycling Strategy[13] in 2017 that sets out guidelines for cycling investment between 2017 and 2027. The main targets identified are to double the number of people cycling, improve public perception of cycling and to increase leisure cycling within the borough. A perceived lack of safety and a fragmented cycling network are consistently identified as the main barriers to higher levels of cycling. Therefore, building a cohesive and high quality network of cycle lanes and paths, and ensuring these connect with major trip destinations, is key to making cycling more attractive in Cheshire East. Delivering this cycle-friendly environment will need cycling infrastructure that is safe, attractive, cohesive, direct and adaptable. The strategy supports proposals that deliver a network of key roots for cycling that link with existing local routes in order to connect residents and visitors to jobs, training, education, services and leisure opportunities.

2.6 The Cycling Strategy proposes the development of Town Cycling Plans with local cycling groups. These will identify existing routes and propose new local cycle routes for adoption within Neighbourhood Plans. They will also provide guidance on future planning and infrastructure proposals within these towns.

2.7 The council does not currently have a specific planning policy on active travel but this issue is incorporated within wider transport policies of the adopted local plans. For example, Policy CO 1 'Sustainable Travel and Transport' in the LPS expects development to:

- Reduce the need to travel, including by ensuring development gives priority to walking, cycling and public transport within the design.
- Improve pedestrian and cycling facilities so that walking and cycling is attractive for shorter journeys.
- Improve public transport integration, facilities, capacity, service levels, access for all users and reliability.
- Improve public transport service levels.
- Improve and develop appropriate road, rail and water freight transport routes and associated intermodal freight transport facilities in order to assist in the sustainable and efficient movement of goods.

2.8 Other adopted policies include active travel within business related developments through LPS Policy CO 2 'Enabling Business Growth Through Transport Infrastructure', within major development proposals through LPS Policy CO 4 'Travel Plans and Transport Assessments' and through SADPD Policy INF 1 'Cycleways, bridleways and footpaths'.

13 https://www.cheshireeast.gov.uk/pdf/highways/cycling/cheshire-east-council-cycling-strategy-march-2017.pdf

3 Public transport

3.1 Increasing the use of travel by bus or rail will also help reduce car use and deliver wider goals around sustainability. The 2021 National Travel Survey (England) showed that bus use made up 3% of all trips and 3% of all miles travelled, while rail use made up 1% of all trips and 7% of all miles travelled. However, the 2021 census shows that car use in Cheshire East is significantly higher than the national and regional average. For example, some 19,800 residents (10.3% of the borough's working residents) travel at least 20km to work compared with 7.3% in the North West and 8.4% in England and Wales. This reflects the size and geographical spread of settlements in the borough, the distance to main employment centres and the higher costs associated with delivering public transport in a rural setting.

Bus

3.2 Bus services in Cheshire East provide access between and within the major settlements, as well as provide an important role in connecting users to local services including employment, schools and recreation. The Cheshire East bus network comprises a mix of commercial and supported services with Cheshire East Council responsible for coordination and information provision.

3.3 The council's current Local Transport Plan reports that:

> "In 2016/17, there were approximately 4.5 bus passenger journeys per resident across the Borough which is reflective of a figure where patronage has declined in recent years. Bus patronage declined by 22% between 2009/10 and 2016, with Cheshire East within the bottom five Local Authorities for the lowest number of passenger journeys per head (12 passenger journeys per head).
>
> Cheshire East therefore has amongst the lowest number of trips per head of resident population in England. Usage of the network is also characterised by a high proportion of trips undertaken by concessionary pass holders – equating to 49% of all trips in 2016/17, the second highest proportion in the country.
>
> The decline in bus patronage causes commercial services provided by private operators to be less viable and thereby places further pressure on the Council's budget for supported/subsidised services."

3.4 The council published its first five year Bus Service Improvement Plan[14] (BSIP) on 31 October 2021 with the aim of improving the speed, reliability and quality of service. It identifies three phases of delivery focusing on stabilising the bus network, making quality improvements, and enabling network growth. The council has set out how it intends to deliver these aims in association with bus operators through its Enhanced Partnership Scheme.[15] The proposals identified represent what is considered achievable without any additional funding from central government.

14 https://www.cheshireeast.gov.uk/pdf/public-transport/bsip/cheshire-east-bsip-2021.pdf
15 https://www.cheshireeast.gov.uk/pdf/public-transport/bsip/cheshire-easts-enhanced-partnership-scheme-2022.pdf

3.5 The council recognises that traditional, scheduled bus services may not be feasible in all areas of the borough or meet the needs of all residents and communities in Cheshire East. Where bus services are not the best solution, it may be advantageous to consider 'demand responsive' flexible transport solutions. Community transport can offer an alternative mode of transport, particularly in more rural areas. A number of such schemes are in place across the borough including dedicated parish minibuses and community car schemes.

Rail

3.6 The Cheshire East area plays an important role in rail connectivity, with Crewe providing a nationally significant hub for connections on the West Coast Mainline with London, Birmingham, North Wales, Manchester, Liverpool and Scotland. The borough also possesses access to inter-city services from Macclesfield and Wilmslow, as well as a number of inter-urban connections that are essential to the ongoing vitality of the economy. The borough has 22 stations on the national rail network. The number of passengers carried by rail services has grown strongly since privatisation in 1994, but this has been limited in certain instances in Cheshire East by the availability and capacity of services with some stations only providing an hourly service. The recent decision to cancel HS2 north of Birmingham (to Crewe and Manchester) means that the potential to free up capacity for more local services has been greatly reduced.

3.7 The railway line through Middlewich is currently used solely for freight. Re-opening the Northwich to Sandbach line for passenger services would increase travel choice, improve accessibility and enable sustainable growth in Middlewich. An area of land at Brooks Lane has been safeguarded, through the Local Plan Strategy[16] and an accompanying supplementary planning document,[17] to enable the potential delivery of a new Middlewich station. Work has been undertaken to consider the feasibility of this proposal. In addition, the section of the railway between Crewe and Alsager requires investment; double tracking this section of railway would enable service increases on the Crewe to Derby line.

Public transport information, ticketing and facilities

3.8 Technology and innovation are becoming more prominent in terms of the role they play in the transport network, and this is likely to increase. Transport for the North (TfN) have been working in partnership with operators and transport authorities to deliver an integrated ticketing scheme that will make it easier for passengers to travel seamlessly using a payment method of their choice.

3.9 A lack of integration between transport services has been identified as a significant barrier to greater use of bus and rail services, causing significant increases in journey time and discouraging multi-modal travel. Initiatives to overcome this have been shown to have the potential to increase the appeal of travel by public transport and provide an attractive alternative to the private car.

16 https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/local-plan-strategy/local_plan_strategy.aspx

17 https://www.cheshireeast.gov.uk/pdf/planning/spatial-planning/bldf-spd-final-draft.pdf

3.10 The provision of additional information at bus stops/stations and railway stations increases the likelihood of the use of public transport and interchange, as do improved interchange facilities.

4 Car parking

4.1 Parking provision in the borough supports accessibility for residents, businesses, shoppers, workers and commuters. Parking provision has the potential to impact on surrounding areas both negatively and positively. When parking is well managed it can support thriving businesses, provide access to services and enable active social lives; but when not well managed parking can encourage car travel to areas which suffer unduly from congestion as well as causing other environmental and social issues.

4.2 The council has published a High Level Parking Strategy[18] (2017) for Cheshire East which seeks to manage on and off street parking (to positively affect the capacity and flow of the road network), whilst encouraging more sustainable travel patterns including walking, cycling and public transport where these effective alternatives are available. It also aims to:

- Sustain and enhance the vitality of our town centres.
- Provide for the parking needs of people with disabilities and parents/carers with young children.
- Balance the parking demands of local residents, shops and businesses and visitors, shoppers, workers and commuters.

4.3 The parking standards that the council currently applies to new development is set out in Appendix C of the Local Plan Strategy.[19] These represent minimum standards for residential development and recommended levels for other uses. Parking provision also takes account of:

- The availability and cost of parking spaces on site and close by.
- How regular and frequent public transport is.
- How easy it is to access a site by safe walking and cycling routes.
- The operational needs of proposed developments.
- The relationship between different land uses, such as how close housing is to employment, shops and leisure use.

4.4 Further information on car parking can be found on the council's website[20], particularly within the council's Local Transport Plan and Local Transport Development Plans.

18 https://moderngov.cheshireeast.gov.uk/documents/s62470/Local%20Transport%20Plan%20Refresh%20-%20app%204a.pdf

19 https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/local-plan-strategy/local_plan_strategy.aspx

20 https://www.cheshireeast.gov.uk/car-parks-and-parking/car-parks-and-parking.aspx

5 Developer contributions

5.1 Developer contributions are sought by the council through the Community Infrastructure Levy (CIL) and through legal agreements via Section 106 planning obligations and S278 highway agreements.

CIL

5.2 The CIL is a planning charge that local authorities can use to support the development of their area. It is a set charge on most new development based on the gross internal floorspace of buildings and is used to help fund the infrastructure needed to address the cumulative impact of development across the borough. It came into force across England and Wales in April 2010 and has been charged in Cheshire East since 1 March 2019. Only two types of development in Cheshire East are liable to pay a CIL charge. These are housing (excluding affordable housing and apartments) and retail development at two specific locations (the Crewe Grand Junction and Handforth Dean retail parks). All other development has a zero CIL charge for economic viability reasons. The council's CIL charging schedule sets out its CIL charging rates. Further details on these rates and CIL more generally can be found on cheshireeast.gov.uk.[21]

S106 Obligations

5.3 Section 106 of the Town and Country Planning Act 1990 enables a local planning authority to enter into a negotiated agreement or planning obligation to mitigate the impact of a specific development and make it acceptable in planning terms. The planning obligation might, for example, require the provision or contribution to a new or improved road, school, health facility or local green infrastructure. Local planning authorities can also seek planning obligations to secure a proportion of affordable housing from residential developments. In some instances, section 106 planning obligations may require payments to be made to parish councils. Further details on planning obligations can be found on the government's website.[22]

5.4 Our yearly Infrastructure Funding Statement[23] summarises information on CIL and other developer contributions, as well as the projects funded and those the council is seeking to fund.

21 https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/community-infrastructure-levy/community-infrastructure-levy.aspx
22 https://www.gov.uk/guidance/planning-obligations
23 https://www.cheshireeast.gov.uk/planning/spatial-planning/infrastructure-funding-developer-contributions.aspx

6 Infrastructure

6.1 The term ‘infrastructure’ is broadly used for planning purposes to cover all the service requirements that are needed to make places function efficiently and effectively, thereby helping to create sustainable communities. It is commonly split into categories such as physical, social/community and environmental infrastructure.

6.2 Physical infrastructure generally refers to the transport and telecommunication networks, the supply of utilities (water, gas and electricity), the management of waste or flood risk, the treatment of waste water and the public realm (street lighting, seating, planting and so on). Social/community infrastructure includes facilities relating to health, education, social care, leisure and culture, as well as places of worship and community centres. Environmental infrastructure refers to the network of green and blue corridors within and between settlements. This can include parks, gardens, woodlands, countryside, rivers, lakes and canals.

6.3 In preparing a new local plan, it is important for the council understands what new and improved infrastructure is required to overcome existing issues and help accommodate any proposals for growth in the borough. To achieve this the council will work with infrastructure providers to prepare a new Infrastructure Delivery Plan[24] (IDP). This will provide a prioritised list of the strategic infrastructure needed to successfully deliver the new local plan. It should include information on the timescale for delivery, the estimated cost of provision, how it will be funded and who will be responsible for its provision. The IDP will be subject to public consultation as part of the wider new local plan preparation process.

24 https://www.cheshireeast.gov.uk/pdf/planning/spatial-planning/researchand-evidence/other-studies-and-information/en-ldf-submissionidp.pdf

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APPENDIX J

New local plan for Cheshire East

Historic environment topic paper (draft)

March 2024

Open Fair Green

Cheshire East Council

Front cover images (clockwise from top-left):

- Crewe Market Hall and Municipal Buildings
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Contents

1 **Cheshire East's historic environment** 4

2 **Cheshire Historic Environment Record 2022** 5

3 **Planning policy** 6

National planning policy 6

Local plan policy 6

4 **Dealing with non-designated heritage assets and buildings at risk** 7

5 **Heritage solutions climate change and achieving net zero goal** 8

Climate change and Historic Buildings Adaptation Advice Note – consultation 9

Recent case studies: balancing heritage and climate change 9

6 **National Design Guide and heritage** 11

7 **Jodrell Bank World Heritage Site** 12

Jodrell Bank Observatory draft supplementary planning document 12

1 Cheshire East’s historic environment

1.1 This topic paper provides further information to support the 'Historic environment' section of the issues paper.

1.2 Cheshire East contains a varied and unique heritage, which includes many forms of cultural and environmental designated assets such as Macclesfield's industrial heritage, Little Moreton Hall, Crewe's railway heritage, Tatton Park, Lyme Park, Styal Mill, Tegg's Nose, as well as the canal network, historic towns and parks and parts of the Peak District National Park. It also has many non-designated heritage assets such as areas of archaeological potential and locally listed buildings.

1.3 The council needs to make sure these historic assets are adequately protected against loss or unacceptable change, by developing appropriate planning policies in the new local plan.

1.4 Our policies need to set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect or decay. This must include the ability to sustain and enhance the significance of heritage assets, by allowing viable uses consistent with their conservation. Our policies must also set out our preferred approach to new development to make sure it too can make a positive contribution to local character and distinctiveness.

2 Cheshire Historic Environment Record 2022

2.1 According to the Cheshire Historic Environment Record 2022, there are:

- 77 **conservation areas** of varying size and scale - designated as a result of the special character of development that has taken place within them.
- 2,648 **listed buildings**; those of particular merit, for reason of architectural quality, their social or economic history, association with well known characters or events or because of their group value with other listed buildings.
- 17 registered **parks and gardens of historic interest** - viewed as a distinctive and much cherished part of our inheritance.
- 10 **areas of archaeological potential** - Pparts of the country where it is deemed likely that buried archaeology has survived;
- 1 **registered battlefield -** Designated as a result of the importance of events that took place there and most recently
- 1 **UNESCO World Heritage Site** – in 2019, in recognition of its internationally significant science, heritage and cultural impact, Jodrell Bank Observatory was awarded UNESCO World Heritage Site status and was inscribed onto the World Heritage List.

2.2 These assets, collectively and individually, constitute Cheshire's historic environment which requires a level of protection and conservation through the planning system so that they can be enjoyed for their contribution to the quality of life for this and future generations.

2.3 Local plans need to develop policies to conserve, enhance and enjoy the historic environment as a strategic priority.

3 Planning policy

National planning policy

3.1 The National Planning Policy Framework (NPPF) states the local plan should provide a positive strategy setting out: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place.

Local plan policy

3.2 However, national policy can potentially leave locally listed buildings and buildings of heritage interest, such as churches and community buildings, more at risk from eventual demolition than statutorily listed buildings.

3.3 Existing local policies seek to protect and enhance the historic environment, including conservation areas, listed and locally listed buildings, and historic parks and gardens.

4 Dealing with non-designated heritage assets and buildings at risk

4.1 In April 2023 Cheshire East confirmed an Article 4 Direction covering a locally listed building in Handforth. This removed the usual permitted development rights in that area to ensure the proposed demolition, of the building would require planning permission. This allowed the council to have more control and involvement in the building's future.

4.2 The use of the Article 4 Direction in the management of non-designated assets is somewhat of a last resort and comes with potential financial consequences to the council if decisions are successfully contested.

4.3 The wider issue is how buildings at risk and other non-designated assets can be positively managed and the resourced to afford them appropriate protection in the face of permitted development. Locally listed buildings and historic parks and gardens are plotted, but not necessarily on a formal register, and non-designated assets can be discovered almost anywhere, such as archaeological remains unearthed through development.

4.4 'Stopping the Rot' - A Guide to Enforcement Action to Save Historic Buildings - Historic England was updated in January 2023[1] is a comprehensive list of existing heritage planning legislation and enforcement actions open to a local authority in the face of building at risk becoming lost, such as Urgent works notices, or even compulsory purchase.

4.5 Our planning policy could seek to allow more weight, in planning terms, to be given to the importance of our non-designated assets in future to assist in their preservation and retention.

1 https://historicengland.org.uk/images-books/publications/stoppingtherot/heag046b-stopping-the-rot

5 Heritage solutions climate change and achieving net zero goal

5.1 Sensitive adaptation and retrofit schemes can not only help to preserve what is important about our nation's heritage and limit our carbon footprint but also provide much-needed residential opportunities at the heart of our communities and cities.

5.2 Retrofitting involves making necessary improvements and upgrades to existing buildings to enhance their energy efficiency and overall sustainability. By putting this first – prioritising it over demolition and rebuilding, the advantages of existing structures can be exploited, costs reduced and carbon footprints minimised.

5.3 Whether or not to retrofit will always be decided on a case-by-case basis, as upgrading buildings to modern net-zero-carbon standards may not always be viable, but in adopting retrofit-first and only pursuing other approaches where retrofit is not viable, the UK can work to improve its existing building stock and create a sustainable built environment for the future.

5.4 Paragraph 157 of the NPPF says that the planning system should "support the transition to a low carbon future in a changing climate [and] encourage the re-use of existing resources, including conversion of existing buildings".

5.5 In November 2023 Historic England issued draft advice for planning authorities and consultants on reducing carbon emissions and improving energy efficiency in historic buildings.

5.6 It followed a survey of conservation staff which revealed an "urgent need" to publish an advice note to help planning authorities determine applications for building adaptations as only 16% said they felt very confident making decisions on energy-efficiency retrofit proposals. The poll also showed 59% of respondents said the volume of casework involving decisions, advice, or pre-application enquiries about retrofit had increased in the past year.

5.7 The draft advice note covers the need for planning permissions or other consents for some of the common changes required to decarbonise and improve the energy efficiency of historic buildings, as well as examples of typical adaptation proposals. It also looks at how local plans and other planning mechanisms can deliver a positive strategy for historic buildings to support climate action.

5.8 Other features include key homeowner questions about listed buildings and homes in conservation areas, with advice on insulation, boilers and heating systems, heat pumps, draft-proofing, replacing or adapting windows, and installing solar panels. Historic England said "this will dispel some of the myths" about actions that can be taken by owners who live in a listed building or conservation area.

5.9 Director of policy and evidence Ian Morrison said the note "demonstrates how historic buildings can become more energy efficient and help to reduce carbon emissions".

5.10 He added: "It's not a question of 'if' change can happen, it's a question of 'how', and this new advice will make it clearer for us all to ensure historic buildings are adapted appropriately to respond to the climate crisis."

5.11 The draft advice note is being consulted on and is available on the Historic England website.[2]

Climate change and Historic Buildings Adaptation Advice Note – consultation

5.12 The new Historic England Advice Note (HEAN) covers climate change and historic building adaptation. It aims to provide advice to local planning authorities, and others involved in the planning process, on:

- the need for planning permissions and/or other consents for some of the common changes required to decarbonise and improve the energy efficiency of historic buildings
- determining proposals to decarbonise and improve the energy efficiency of historic buildings to enable positive climate action
- how local plans and other planning mechanisms can deliver a positive strategy for historic buildings that proactively supports climate action

5.13 The final version will be supported by a series of online case studies and training for local authorities.

5.14 This is the first HEAN to set out a more progressive stance on climate change mitigation and is a key action in the delivery of Historic England's Climate Change Strategy.[3]Other areas of our work are set out in the Historic England Corporate Plan.[4]

5.15 The government has signalled an indication to review the NPPF, in light of the Levelling-up and Regeneration Act receiving Royal Assent on 26 October. Historic England will keep the HEAN, along with the need for further advice and training, under review, in response to any future legislative or policy changes.

Recent case studies: balancing heritage and climate change

5.16 A recent landmark decision in July 2023 by Michael Gove, was to refuse the demolition of the Oxford Street M&S building placing great weight on retention and refurbishment of existing buildings and demonstrated a clear drive to place the climate crisis at the forefront of decision-making. It is difficult to predict the ramifications of the verdict at this stage, with the decision notice itself suggesting that each application should be assessed in its own right and set of circumstances. What is evident is that heritage is part of the climate solution and should be viewed as an opportunity rather than a constraint.

2 https://historicengland.org.uk/about/what-we-do/consultations/guidance-open-for-consultation/
3 https://historicengland.org.uk/advice/climate-change/our-strategy/
4 https://historicengland.org.uk/images-books/publications/he-corp-plan-2023-26/

5.17 In another recent case for a 38 hectare solar farm, a planning inspector determined that the benefits of a proposal did not justify the negative impacts of the installation on the Green Belt and a grade I listed building.

5.18 He acknowledged that the proposal would contribute to national energy targets, including the net zero strategy and would generate up to 24 megawatts, enough to power some 6,300 family homes and reduce carbon emissions by 5,490 tonnes each year of its 35-year lifespan.

5.19 However, the inspector found that there were not “wider public benefits of sufficient magnitude” to outweigh the proposal’s harm to the listed building. Nicholson ultimately found that there were no ‘very special circumstances’ justifying the scheme’s green belt impact. The appeal was dismissed.

6 National Design Guide and heritage

6.1 In 2019 the government published the National Design Guide,[5]containing ten characteristics or attributes of well-designed places. Relating to the character of development, this document highlights the importance of response to context, identity and built form.

> “Well-designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary. It enhances positive qualities and improves negative ones. Some features are physical, including: the existing built development, including layout, form, scale, appearance, details, and materials; local heritage and local character."

6.2 Paragraph 139 of the NPPF says “Development that is not well designed should be refused."

6.3 Together, these two make a powerful combination, essentially suggesting that a burden of proof falls on development to demonstrate it is well-designed, whether according to the National Design Guide or an equivalent, such as local policy.

5 https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/962113/National_design_guide.pdf

7 Jodrell Bank World Heritage Site

7.1 Jodrell Bank is a World Heritage Site and a working observatory, at the cutting edge of astrophysics research. In the area around Jodrell Bank there is a need to make sure that new development does not harm the unique heritage of the site or interfere with the telescopes and prevent the observatory from carrying out its work.

7.2 On 7 July 2019, in recognition of its internationally significant heritage, science and cultural impact, Jodrell Bank Observatory (JBO) was awarded UNESCO World Heritage Site (WHS) status and has been inscribed on the World Heritage List.

7.3 JBO has been awarded WHS status by UNESCO under three criteria:

1. It is a masterpiece of human creative genius related to its scientific and technical achievements.
2. It represents an important interchange of human values over a span of time and on a global scale.
3. It is an outstanding example of a technological ensemble which illustrates a significant stage in human history It directly and tangibly associated with events and ideas of outstanding universal significance.

Jodrell Bank Observatory draft supplementary planning document

7.4 The draft JBO SPD[6] provides further guidance on how applicants should consider the impact of their proposals on Jodrell Bank and how they can demonstrate they have met the criteria of local plan policies.

6 https://cheshireeast-consult.objective.co.uk/kse/event/36328

APPENDIX K

New local plan for Cheshire East

Towns and villages topic paper (draft)

March 2024

Open Fair Green

Cheshire East Council

Front cover images (clockwise from top-left):

- Crewe Market Hall and Municipal Buildings
- Arclid north plant site and lake (image supplied by Bathgate Silica Sand Ltd)
- Jodrell Bank Observatory
- Lamberts Lane Bridge, Congleton
- Tabley Park, Northwich Road, Knutsford

Contents

1 **Introduction** 4

2 **A hierarchy of settlements** 5

Current hierarchy 5

Updating the hierarchy 7

3 **Meeting our future development needs** 9

Current distribution of development 9

Distribution of development in the new plan 10

Making the best use of land 11

Selection of sites 11

4 **Community facilities** 13

5 **Your town or village** 14

1 Introduction

1.1 This topic paper provides further information to support the 'Towns and villages' section in the new local plan issues paper. For ease of reading, it uses the same headings that are set out in the issues paper for this topic.

1.2 Cheshire East is a large borough, covering a wide geographic area. It has a large number of towns and villages which vary greatly in their size, character, function and form. It is important to make sure that the places where the majority of development takes place have good access to jobs, transport, community facilities, education, shops, leisure, and open spaces. As with previous local plans, it is likely that our larger towns and villages will continue to be the focus for new development in the future.

1.3 The new local plan will need to consider the development needs and opportunities in each settlement and set a strategy for the distribution of development. It will also need to consider community facilities and there is the opportunity to address any particular issues identified in individual towns and villages.

2 A hierarchy of settlements

2.1 Although there is no specific requirement in national policy to set a hierarchy of settlements through the local plan, it is a very common approach to do so. In a borough like Cheshire East, with a large number of very different types of settlements, setting a settlement hierarchy will form an integral part of the future planning strategy.

2.2 A settlement hierarchy itself is simply a classification of settlements. However, it will help to inform other issues in the plan, such as the spatial distribution of development, the approach to site allocations and the definition of individual settlement and/or infill boundaries.

2.3 Developing a settlement hierarchy helps to direct different types of development to different types of places, and help to achieve sustainable development by:

- Improving accessibility: locating development in locations that can be accessed by active and sustainable travel modes.
- Delivering sustainable patterns of development: identifying locations that offer a range of facilities, services, employment opportunities and infrastructure.
- Tackling climate change: promoting self-sufficient settlements where community needs for jobs, housing, services and facilities are provided and reducing the need to travel.
- Improving the viability of services: the provision of existing services can be supported by new development.
- Promoting vibrant communities: improving the environment and raising the quality of life of residents by promoting inclusive and locally distinctive places and communities.
- Making the best use of land: by encouraging re-use of brownfield and urban land.

Current hierarchy

2.4 The current local plan has four tiers in its settlement hierarchy and sets a strategy for development in each:

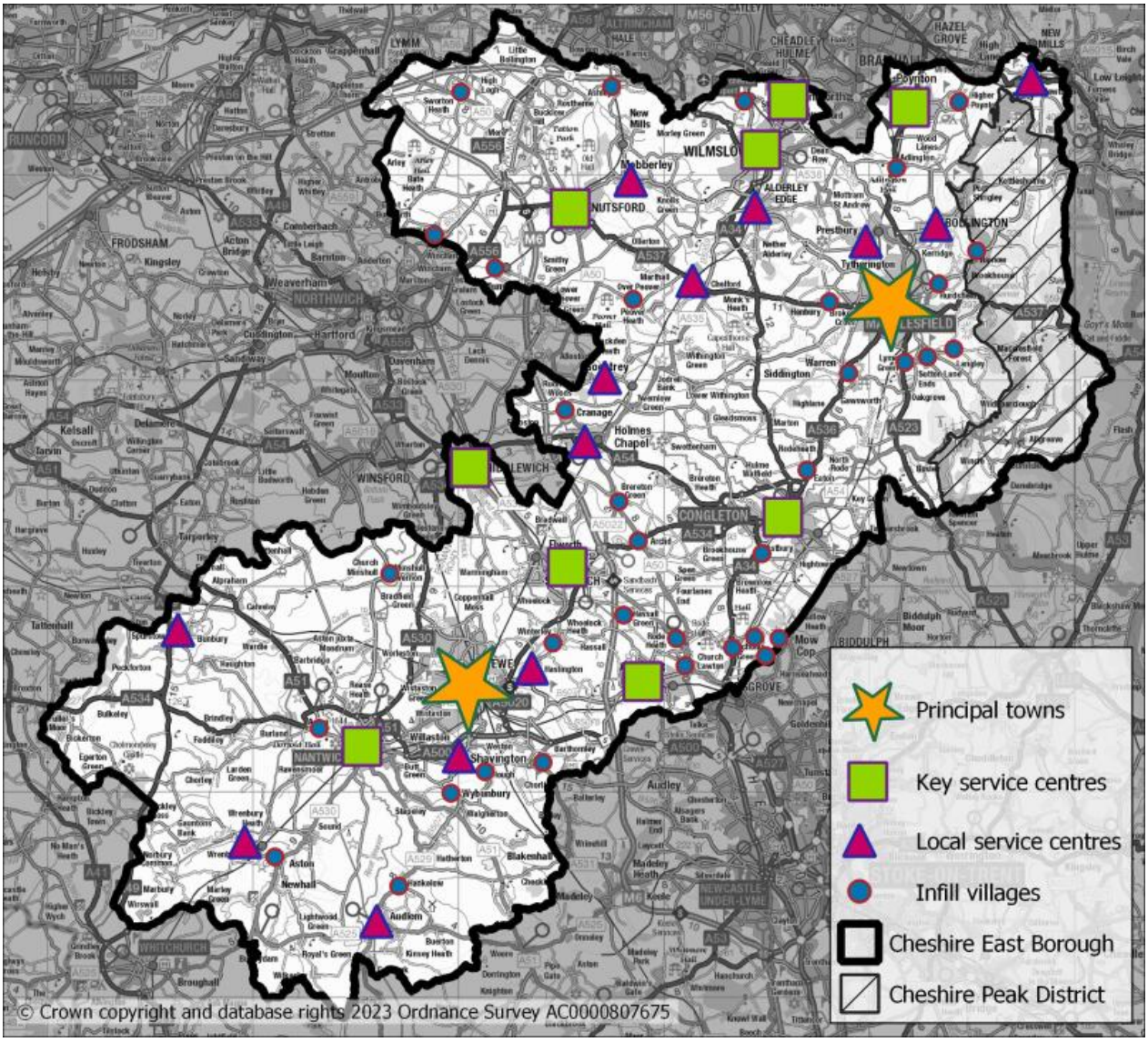
- **Principal towns** (Crewe and Macclesfield): significant development will be encouraged to support their revitalisation, recognising their role as the most important settlements in the borough. Development will maximise the use of existing infrastructure and resources to allow jobs, homes and other facilities to be located close to each other and accessible by public transport.
- **Key service centres** (Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow): development of a scale, location and nature that recognises and reinforces the distinctiveness of each individual town will be supported to maintain their vitality and viability.
- **Local service centres** (Alderley Edge, Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Mobberley, Prestbury, Shavington and Wrenbury): small scale development to meet needs and priorities will be supported where it contributes to the creation and maintenance of sustainable communities.

- **Other settlements and rural areas:** growth and investment should be confined to proportionate development at a scale commensurate with the function and character of the settlement and confined to locations well related to the existing built up extent of the settlement, in the interests of sustainable development and the maintenance of local services. It may be appropriate for local needs to be met within larger settlements, dependent on location.

2.5 Within the 'other settlements and rural areas' tier, the current plan also lists 35 'infill villages', where limited infilling is appropriate within the defined village boundary. These are: Acton, Adlington, Arclid, Ashley, Astbury, Aston, Brereton Green, Church Minshull, Cranage, Eaton, Gawsworth, Hankelow, Hassall Green, Henbury, High Legh, Higher Hurdsfield, Higher Poynton, Hough, Langley, Lawtongate and Lawton Heath, Lyme Green, Mount Pleasant, Mow Cop, Over Peover, Pickmere, Plumley, Rainow, Rode Heath, Scholar Green, Styal, Sutton Lane Ends, The Bank, Winterley, Wybunbury and Wychwood Village.

2.6 The locations of all the principal towns, key service centres, local service centres and infill villages are shown in Figure 2.1 below.

Figure 2.1 The current hierarchy of settlements in Cheshire East



Updating the hierarchy

2.7 The new local plan will need to consider the approach to reviewing and updating the settlement hierarchy. There is no specific guidance in national policy or guidance to inform the approach to determining a settlement hierarchy and there have been a variety of approaches taken to inform different local plans. Common themes looked at include the availability of services, facilities and public transport in settlements. Other factors considered in some reviews looked at the retail role, population size, the Office for National Statistic classification, and the distance from other settlements. It can also be seen that some studies take a more comprehensive approach than others, depending on the local circumstances.

2.8 Cheshire East is a large borough, covering a wide geographic area with a large number of different settlements, which vary greatly in their size, character, function and form. The setting of a settlement hierarchy will be an important part of the plan strategy and will help to inform other matters (such as the spatial distribution of development, the approach to site allocations, and the definition of individual settlement and/or infill boundaries). As a result, it may be appropriate to follow a relatively comprehensive assessment process to make sure that all the relevant factors are considered for all the different types of settlements.

2.9 A draft methodology[1] has been produced, which proposes to assess the function, size and sustainability of settlements, looking at the following factors for each settlement:

- Level of services and facilities.
- Availability of sustainable transport options.
- Population size.
- Employment role and the number of jobs.
- Retail role and the number of retail units.
- Spatial form (whether the settlement is a clear cluster of development or whether it is more dispersed and sparsely populated).

2.10 The draft methodology proposes to look at all of these factors across all settlements (large and small) to assess them all on a consistent basis. As set out above, the current plan includes four tiers in the settlement hierarchy, but the final tier (other settlements and rural areas) includes the defined ‘infill villages’ plus the other rural areas. The draft methodology proposes to categorise settlements into five tiers, which would enable the new plan to include the equivalent of the current ‘infill villages’ as a separate tier in the hierarchy. This would enable the new plan define the type and scale of development appropriate in those settlements as part of its overall strategy.

2.11 The draft methodology proposes to use similar names to the current tiers of the hierarchy: principal towns, key service centres, local service centres, infill villages/ sustainable villages, and rural areas. However, we recognise that these are rather technical labels and not easily understood. We would be interested in hearing suggestions for naming the proposed five tiers in the settlement hierarchy.

1 The Draft Methodology for Determining the Settlement Hierarchy can be viewed at alongside the other consultation documents at www.cheshireeast.gov.uk/newlocalplan

2.12 The full detail of the proposed approach to determining a new settlement hierarchy is set out in the draft methodology report and we also invite your comments on this document.

3 Meeting our future development needs

3.1 As required by national policy, the new local plan will need to set out an overall strategy for the scale and pattern of development. In addition to infrastructure, community facilities and conservation/enhancement of the natural and built environment, the new local plan will specifically need to make sufficient provision for:

- Housing (including affordable housing).
- Employment development (such as offices, research and development units, industrial units, warehouses and other storage/distribution uses).
- Retail, leisure and other commercial development.

3.2 The overall amount of each of these types of development will need to be considered and the issues related to the total quantity of development are considered in the Homes for everyone topic paper; Jobs skills and economy topic paper; and the Town centres and retail topic paper. Once the overall amount of development has been determined, the new local plan will need to set a strategy for the distribution of this development across the borough.

Current distribution of development

3.3 The current strategy for the spatial distribution of development is set out in Policy PG 7 of the Local Plan Strategy. This sets the indicative levels of development by settlement that will enable delivery of the total 36,000 new homes and 380ha land for employment uses over the 20 year period from 2010 to 2030. The amount of new retail development in the current plan is relatively modest and is planned to be met through the development of allocated sites where these include an element of retailing, plus additional retail development in the principal town centres of Crewe and Macclesfield.

Table 3.1 Distribution of development in the current plan

Settlement	Current tier in hierarchy	Total new homes 2010-2030	Total amount of land for employment uses 2010-2030
Crewe	Principal town	7,700	65ha
Macclesfield	Principal town	4,250	20ha
Alsager	Key service centre	2,000	40ha
Congleton	Key service centre	4,150	24ha
Handforth[A]	Key service centre	2,200	22ha
Knutsford	Key service centre	950	15ha
Middlewich	Key service centre	1,950	75ha
Nantwich	Key service centre	2,050	3ha
Poynton	Key service centre	650	10ha

Settlement	Current tier in hierarchy	Total new homes 2010-2030	Total amount of land for employment uses 2010-2030
Sandbach	Key service centre	2,750	20ha
Wilmslow	Key service centre	900	10ha
All local service centres[B]	Local service centre	3,500	7ha
Other settlements and rural areas[C]	Other settlements and rural areas	2,950	69ha
Total		**36,000**	**380ha**

A The current figures for Handforth include the proposed Handforth Garden Village.
B Current local service centres are: Alderley Edge, Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Mobberley, Prestbury, Shavington and Wrenbury.
C The other settlements and rural areas figures include the existing strategic development sites at Wardle and Alderley Park.

Distribution of development in the new plan

3.4 As part of the production of the new local plan, we will need to provide evidence to support a proposed distribution of development across the borough.

3.5 This will inevitably be a complex piece of work, which will need to take account of many competing issues and priorities. Some of the types of factors that could be considered when determining a future spatial distribution of development are set out below.

Settlement-specific factors

- Housing demand and availability.
- House prices and affordability ratios (ratios of average house prices compared to average earnings).
- Need for affordable housing.
- Need for housing of different types, such as that for first time buyers and young families, or specialist housing for older people).
- Number and availability of jobs.
- Commuting patterns.

Opportunities

- Market attractiveness of locations / levels of development viability.
- Availability of development sites.
- Amount of brownfield and urban land that may become available for re-use.

Constraints

- Landscape character and designations.

- Biodiversity and presence of nature conservation sites, such as Sites of Special Scientific Interest.
- Historic environment and heritage assets.
- Flood risk.
- Agricultural land quality.
- Open space and green infrastructure.
- Green Belt and strategic green gap areas.

Making the best use of land

3.6 As required by national policy, the new local plan will need to set out a strategy to accommodate the overall needs for development in a way that makes as much use as possible of previously-developed (brownfield) land.

3.7 Since the start of the current local plan period in 2010, around 39% of new homes and 48% of employment floorspace have been developed on brownfield sites.

Selection of sites

3.8 The plan will also need to provide a clear strategy for bringing sufficient land forward and at a sufficient rate to enable the needs for development to be met over the plan period. Further work will need to be carried out to assess the capacity of sites to accommodate new development but it is likely that additional development sites will need to be allocated to meet needs.

3.9 To make sure that the most appropriate sites are chosen, we will need to appraise all candidates using a site selection methodology, so that all sites can be assessed on a consistent basis. The previous site selection process[2] considered factors including:

- Green Belt issues.
- Economic viability.
- Landscape impact.
- Impact on settlement character and urban form.
- Whether the site is in a strategic green gap.
- The compatibility of neighbouring uses.
- Highways access and highways impacts.
- Impacts on any nearby heritage assets.
- Flooding and drainage issues.
- Impacts on ecology and nature.
- Presence of any Tree Preservation Orders on or adjacent to the site.
- Whether the site is in an Air Quality Management Area.
- Whether the site is within or adjacent to an area of mineral interest.
- Accessibility of the site to important services and facilities.
- Availability and frequency of public transport frequency.

2 Available at https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/ site-allocations-and-policies/sadpd-examination/documents/examination-library/ED07-Site-Selection-Methodology-Report.pdf

- Whether the site is previously-developed land or greenfield (or a mixture).
- Whether the site is agricultural land and the quality of the land.
- Consideration of any land contamination issues.
- Whether the proposed use of the site would lead to a loss of employment land.
- Distance to existing employment areas.

3.10 The government is considering of standard templates for some aspects of local plan evidence gathering, and it might be that in future the methodology for selecting sites for inclusion in a plan is prescribed at a national level. However, there is currently no certainty in this respect and until there is, we will need to consider the appropriate factors for us to apply when selecting sites.

4 Community facilities

4.1 Community facilities can make a positive contribution to the social or cultural life of the community. Facilities such as public houses; places of worship; village halls and other meeting places; schools; and local shops are important to the communities that they serve, and they improve the sustainability of towns, villages, and rural areas. Cheshire East has a variety of different communities, ranging from large towns to villages and rural settlements.

4.2 There is also a network of formal and informal community groups, which together provide an enormous range of activities, support, and services.

4.3 The new local plan will need to consider how it can best support the retention and enhancement of community facilities.

5 Your town or village

5.1 The new local plan may also be able to include policies to address specific issues in specific town. For example, the current plan includes specific policies to guide the regeneration and improvement of Crewe town centre and Macclesfield town centre. Other ways in which it could help include (for example) the provision of affordable housing for local people, directing development to locations where it can help to contribute towards the provision of a particular piece of infrastructure, or allocation of smaller sites in villages to help maintain local shops and facilities.

5.2 Cheshire East is one of the leading areas in the country for the production of neighbourhood plans, with 38 completed neighbourhood plans[3] in place. These plans form part of the statutory development plan for Cheshire East and their policies must be considered in making decisions on planning applications. They are produced by local neighbourhood planning groups, usually in partnership with the local town or parish council. Place specific issues are often best addressed in these more local neighbourhood plans, but there is also a role for the new local plan to reflect local aspirations and priorities as well.

5.3 The issues paper asks about any specific issues in specific towns or villages that may need to be addressed in the new local plan.

3 Completed neighbourhood plans are all available at https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/completed-neighbourhood-plans.aspx

APPENDIX L

New local plan for Cheshire East

Rural matters topic paper (draft)

March 2024

Open Fair Green

Cheshire East Council

Front cover images (clockwise from top-left):

- Crewe Market Hall and Municipal Buildings
- Arclid north plant site and lake (image supplied by Bathgate Silica Sand Ltd)
- Jodrell Bank Observatory
- Lamberts Lane Bridge, Congleton
- Tabley Park, Northwich Road, Knutsford

Contents

1 **Introduction** 4

2 **Agriculture** 5

Supporting agriculture 6

Agricultural land 6

3 **The countryside** 8

Extent of the open countryside 8

Rural development 8

4 **Green Belt land** 10

Extent of the Green Belt 10

Development in Green Belt areas 11

5 **Strategic green gaps** 13

Extent of the strategic green gap 13

Development in the strategic green gaps 14

1 Introduction

1.1 This topic paper provides further information to support the 'Rural matters' section of the new local plan issues paper. For ease of reading, it uses the same headings that are set out in the issues paper for this topic.

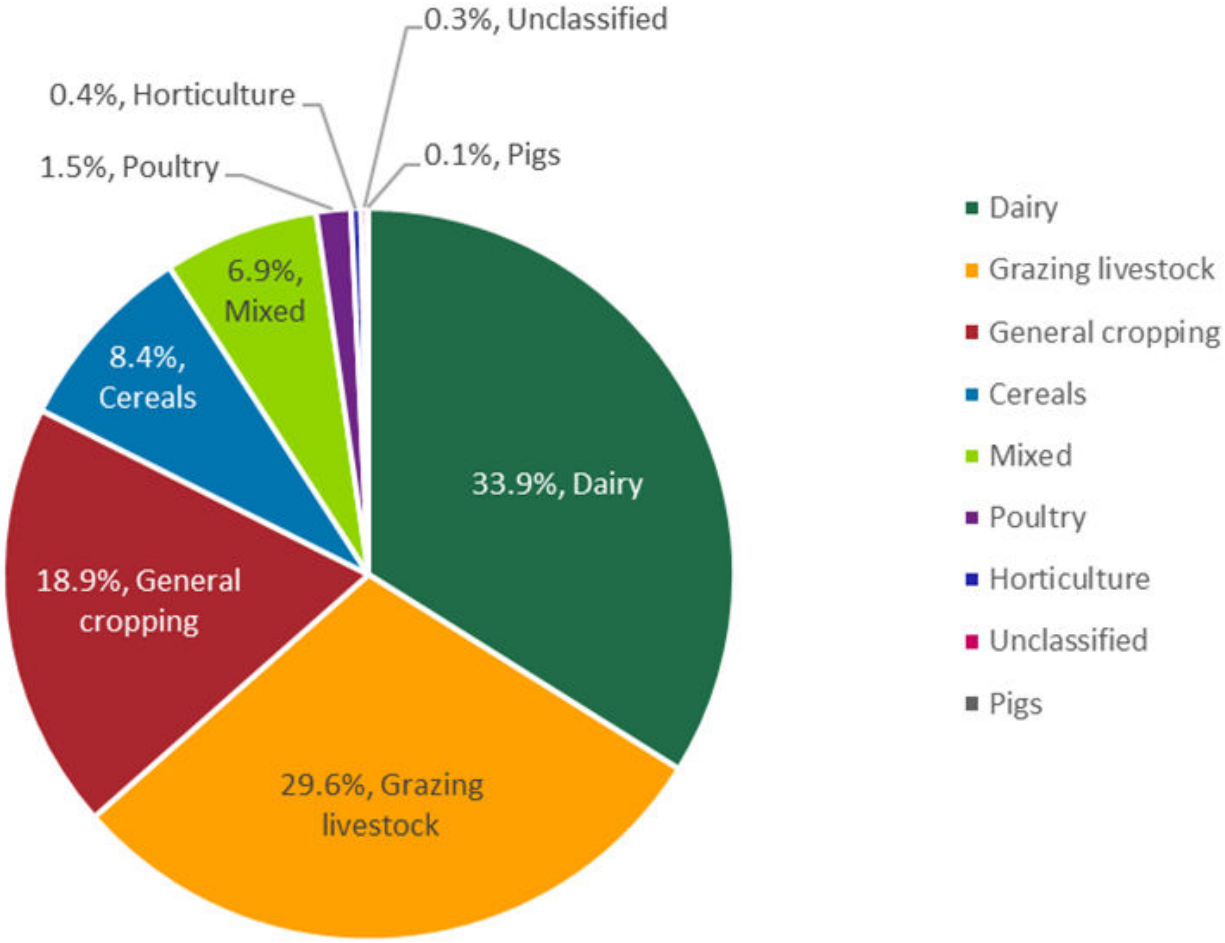
1.2 Cheshire East is in large part a rural borough. The area contains many large and medium-sized towns, and other parts are influenced by the major Greater Manchester and Potteries conurbations, but there are also many deeply rural areas. The Cheshire countryside is highly valued by residents, visitors and businesses alike. From the sandstone ridge, across the Cheshire Plain and up to the Peak District Fringe, the borough's countryside is cherished for its scenic, recreational, aesthetic and productive qualities.

1.3 The countryside in Cheshire East is also a working environment. Much of the land is fertile and the borough is an important area for food production. Many people live and work in the countryside, and rural tourism is an important part of the borough's economy.

2 Agriculture

2.1 Cheshire has historically been a farming county and for many years, agriculture was the primary industry. Agriculture plays a vital role in ensuring food security for the country and it also forms an important part of the economy in Cheshire East. DeFRA statistics[1] show that, in 2021, there were 1,572 farm holdings in Cheshire East covering a total farmed area of 85,652 hectares. The majority of agricultural land is used for dairy, grazing livestock, general cropping and cereals, as shown in Figure 2.1 below.

Figure 2.1 Agricultural land use in Cheshire East



2.2 In 2021, just over 4,000 people were employed as part of the agricultural labour force on commercial holdings in Cheshire East and the numbers of livestock were around 350 goats, 2,200 horses, 3,500 pigs, 125,000 cattle, 143,000 sheep, and 2.35 million poultry birds.

1 Available at https://www.gov.uk/government/statistical-data-sets/structure-of-the-agricultural-industry-in-england-and-the-uk-at-june

Supporting agriculture

2.3 Many agricultural developments do not require planning permission and can be allowed under 'permitted development' rights, set nationally. However, some types of developments do still fall within the remint of planning and the current local plan includes a number of policies that are designed to support agriculture in Cheshire East. These include support for:

- new agricultural buildings
- proposals for farm diversification, where this is necessary to support the continued viability of agricultural businesses
- new dwellings for agricultural workers where there is an essential need for them to live at or close to their place of work

Agricultural land

2.4 Agricultural land is a finite and precious resource. The Agricultural Land Classification assesses the quality of agricultural land to enable informed choices to be made about its future use within the planning system. There are five grades of agricultural land, with grade 3 subdivided into 3a and 3b.

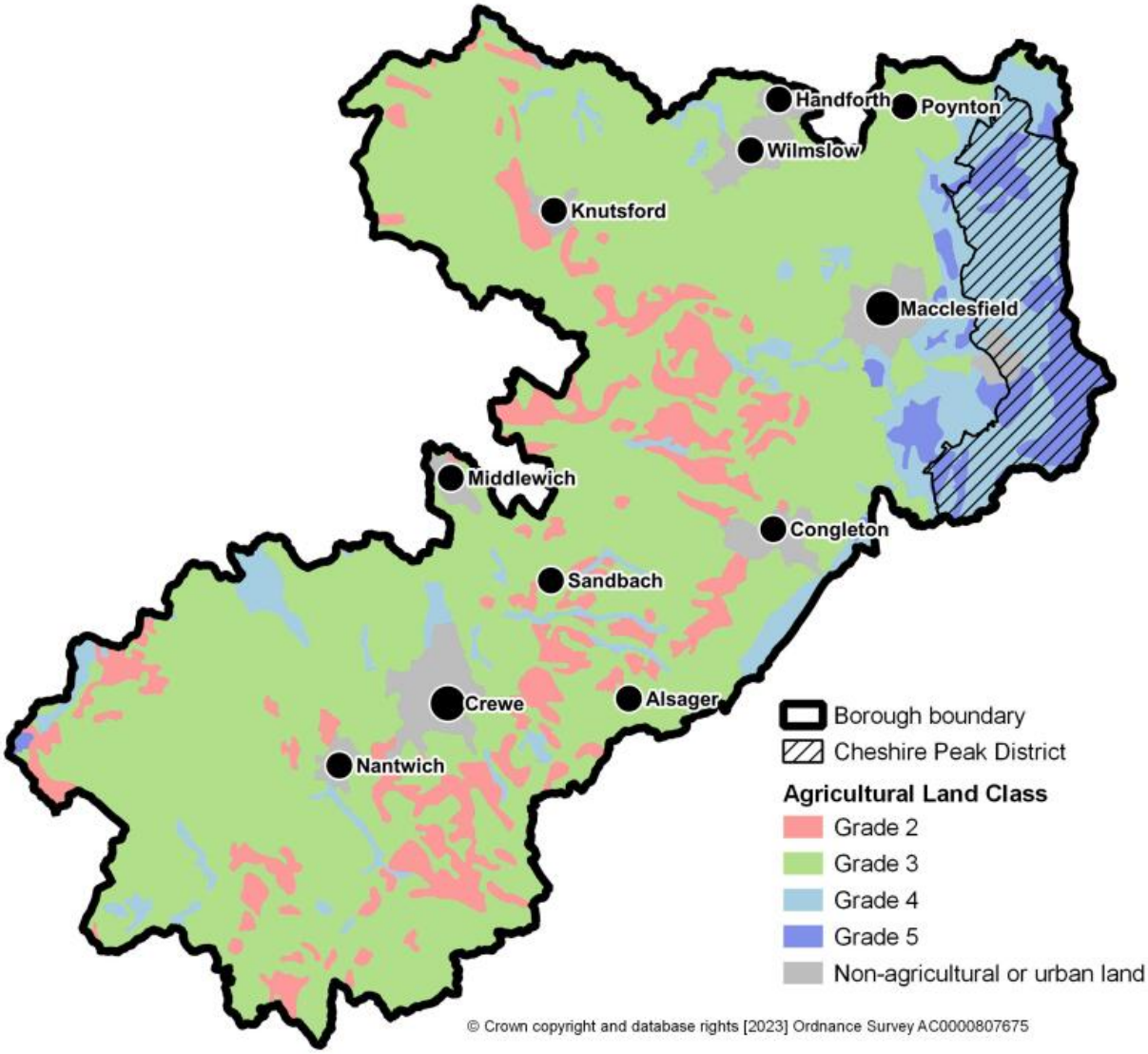
2.5 Under national policy, local plan policies should “take account of the economic and other benefits of the best and most versatile agricultural land”. The best and most versatile agricultural land is defined as grades 1, 2 and 3a. Whilst there is some limited data on grades 3a and 3b, most data does not distinguish between these and reports only on grade 3 land so it is not always easy to determine whether a particular area comes under the definition of best and most versatile land.

2.6 There is no grade 1 agricultural land in Cheshire East, around 10.9% of the total land in the borough is grade 2, and around 67.4% is grade 3.

2.7 Cheshire East is a food-producing area with a significant agricultural economy, and it also faces significant pressures for new development. Consequently, the protection of the best and most versatile agricultural land is of particular importance in the borough.

2.8 The current local plan includes policies to protect the best and most versatile agricultural land where possible.

Figure 2.2 Agricultural land classification in Cheshire East



3 The countryside

3.1 The current local plan defines areas of 'open countryside'. Maintaining the character of the countryside whilst supporting the livelihoods of those who live and work there are significant and enduring tensions and the current policy approach seeks to protect the countryside from urbanising development, whilst allowing certain forms of development to support the rural economy.

Extent of the open countryside

3.2 The current local plan defines settlement boundaries for all our major towns and villages.[2] In planning terms, all areas outside of these settlement boundaries are considered to be "open countryside". This includes a number of smaller villages that have defined infill boundaries, but remain within the open countryside.[3]

Rural development

3.3 National policy requires local plan policies to recognise the intrinsic character and beauty of the countryside, but recognises that some types of development should be allowed in rural areas. It requires the local plan to enable development to support the rural economy (including development for businesses, tourism, leisure and community facilities), support opportunities to bring forward rural affordable housing and allow homes for essential rural workers, such as those employed in agriculture or forestry.

3.4 As a result, the current local plan establishes a more restrictive approach to development in the countryside than within defined settlements. However, to support the rural economy and the livelihoods of those who live and work on the countryside, it does allow for certain forms of development, including:

- development associated with agriculture and forestry, including farm diversification and dwellings for essential workers
- outdoor sport, leisure and recreation facilities
- essential development for existing businesses, or for new businesses where the nature of the business means that a countryside location is essential
- Visitor accommodation where the type of accommodation is intrinsically linked with the countryside.
- Equestrian development.
- Essential infrastructure.

2 Alderley Edge, Alsager, Audlem, Bollington, Bunbury, Chelford, Congleton, Crewe, Disley, Goostrey, Handforth, Haslington, Holmes Chapel, Knutsford, Macclesfield, Middlewich, Mobberley, Nantwich, Poynton, Prestbury, Sandbach, Shavington, Wilmslow and Wrenbury have settlement boundaries defined in the current local plan.

3 Acton, Adlington, Arclid, Ashley, Astbury, Aston, Brereton Green, Church Minshull, Cranage, Eaton, Gawsworth, Hankelow, Hassall Green, Henbury, High Legh, Higher Hurdsfield, Higher Poynton, Hough, Langley, Lawtongate and Lawton Heath, Lyme Green, Mount Pleasant, Mow Cop, Over Peover, Pickmere, Plumley, Rainow, Rode Heath, Scholar Green, Styal, Sutton Lane Ends, The Bank, Winterley, Wybunbury, and Wychwood Village have infill boundaries defined in the current local plan.

- Infill development: in villages “limited infilling” is allowed, and outside of villages “the infill of a small gap with one or two dwellings in an otherwise built up frontage” is allowed.
- Small affordable housing schemes where there is an identified local need.
- Dwellings that are exceptional in design and sustainable development terms.
- The re-use or replacement of existing buildings.
- Limited extensions to existing buildings.
- Development for the conservation and enhancement of heritage assets.

4 Green Belt land

4.1 "Green Belt" is a planning policy designation with the fundamental aim of preventing urban sprawl by keeping land permanently open. Green Belts have been defined around many of the country's largest cities and conurbations, to prevent urban sprawl extending outwards into the surrounding areas. The five purposes of Green Belt are:

- To check the unrestricted sprawl of large built-up areas.
- To prevent neighbouring towns from merging into one another.
- To assist in safeguarding the countryside from encroachment.
- To preserve the setting and special character of historic towns.
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

4.2 The term "Green Belt" is different from "greenfield". A Green Belt is a policy designation covering a wide area and may include buildings, infrastructure, brownfield land and other degraded land, as well as large areas of undeveloped land. Greenfield land refers to all land (whether in the Green Belt or not) that has not been previously developed.

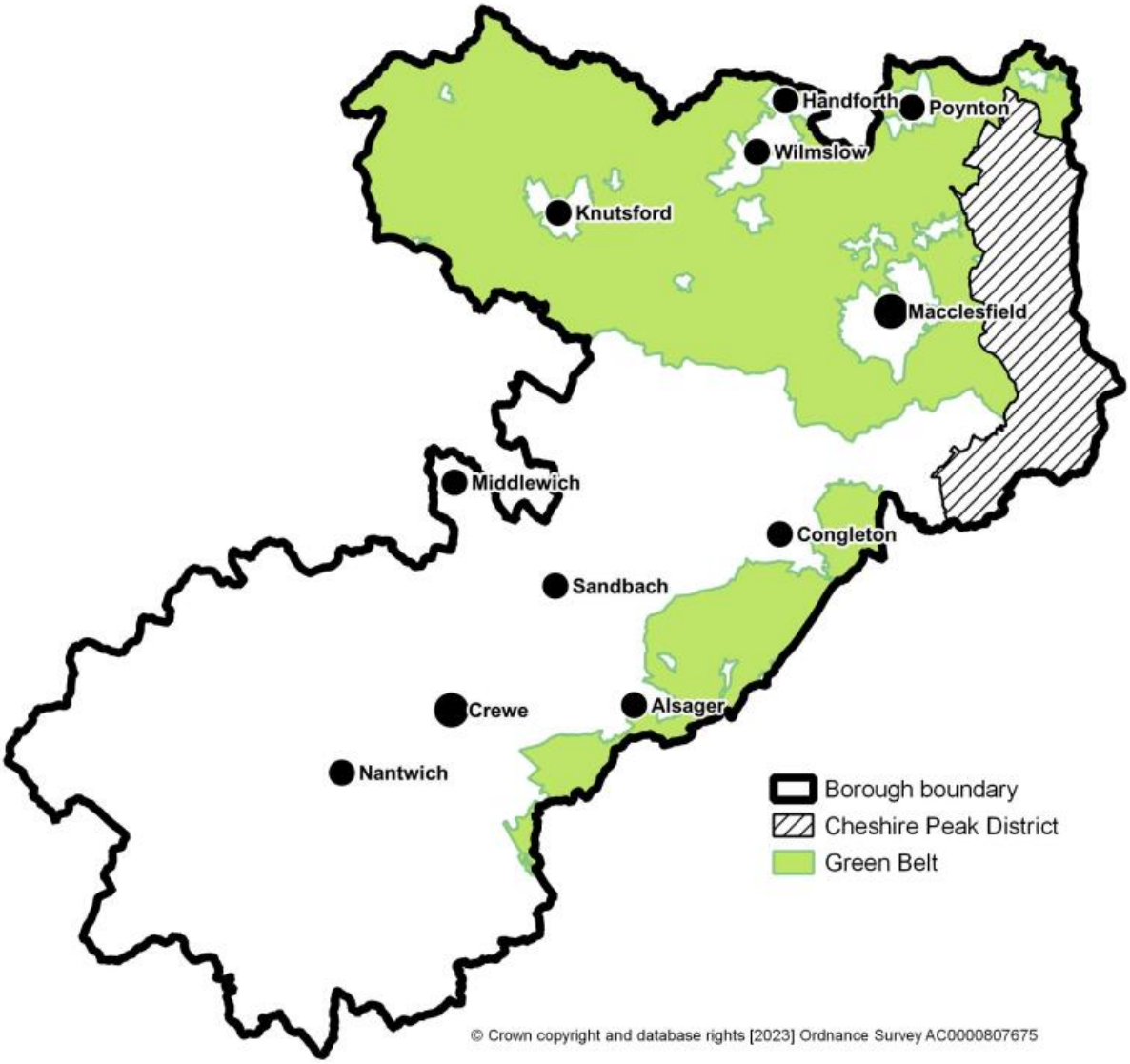
Extent of the Green Belt

4.3 Within Cheshire East, there are two areas of Green Belt. In the north of the borough, the North Cheshire Green Belt forms part of the Green Belt surrounding Greater Manchester and, in the south, the South Cheshire Green Belt forms part of the Green Belt surrounding The Potteries conurbation.

4.4 In the southern parts of the borough, our major towns are located beyond the outer edge of the Green Belt. However, in the north, the Green Belt is much wider and there are towns surrounded by the Green Belt. Historically, the boundaries were drawn very tightly around these towns, leaving little space for future development.

4.5 All areas in Cheshire East that are defined as Green Belt are also within the 'open countryside' designation in the current local plan.

Picture 4.1 Extent of Green Belt in Cheshire East



4.6 As set out in national policy, the permanence of Green Belts is very important, and their boundaries should only be altered in exceptional circumstances. The current local plan maintained the general extent of the Green Belt but did make alterations to the detailed Green Belt boundaries around a number of towns and villages to identify enough land to meet development needs to 2030. It also identified areas of "safeguarded land", which is land that was taken out of the Green Belt in order to potentially assist in meeting longer-term development needs.

Development in Green Belt areas

4.7 As all areas of Green Belt in Cheshire East are also within the open countryside, the restrictive approach to development for the countryside also applies in Green Belt areas. However, there are some additional restrictions set out in national policy (and repeated in the local plan) in Green Belt areas.

4.8 As set out in national policy, the construction of new buildings is normally considered to be “inappropriate development” in the Green Belt and should only be allowed in “very special circumstances”. However, there are some exceptions and development can be allowed (with certain restrictions in some cases) for:

- Agriculture and forestry.
- Appropriate facilities for outdoor sport and recreation, cemeteries and allotments.
- Limited extensions to existing buildings.
- Replacement of buildings.
- Limited infilling in villages.
- Small affordable housing schemes where there is an identified local need.
- Limited infilling or the redevelopment of previously-developed (brownfield) land.
- Mineral extraction and engineering operations.
- Local transport infrastructure.
- The re-use of existing buildings.

4.9 As Green Belt policy is set through the National Planning Policy Framework, there is very little scope for local plans to define a different local policy approach to the Green Belt.

5 Strategic green gaps

5.1 Large areas in the southwest of the borough lie beyond the Green Belts surrounding Greater Manchester and The Potteries. This includes Crewe, which is our largest town. Within some of the areas around Crewe, there are a number of neighbouring towns and villages in close proximity to each other. As Crewe has grown since the arrival of the railways in the 1830s, the loss of the gaps between Crewe, Nantwich and a number of smaller settlements has caused some settlements to merge into the Crewe urban area and very narrow gaps to remain in other cases.

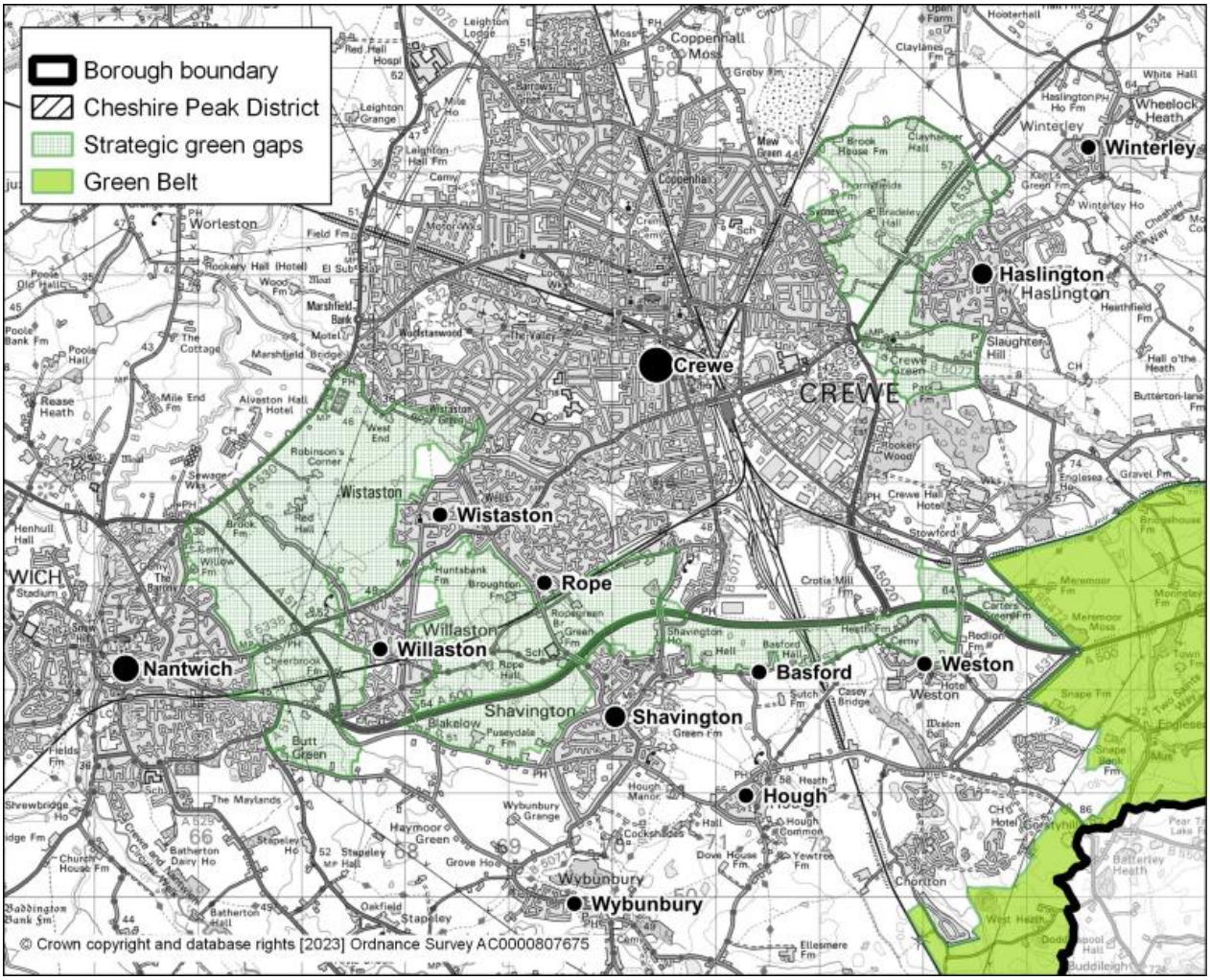
5.2 It has been recognised that some form of further long-term local policy protection is required in addition to the normal policy for open countryside, to prevent settlements from merging and protect their settings and separate identities. Some form of additional “green gap” policy has been in place since at least 1996.

Extent of the strategic green gap

5.3 The extent of strategic green gap is defined in the current local plan. It extends further westwards from the outer boundary of the South Cheshire Green Belt and includes areas to the south, west and east of Crewe where there is a risk, over the long-term, of settlements coalescing.

5.4 All areas within the strategic green gap are also within the ‘open countryside’ designation in the current local plan.

Figure 5.1 Extent of the strategic green gap



Development in the strategic green gaps

5.5 As all areas of the strategic green gap are also within the open countryside, the restrictive approach to development for the countryside also applies in the strategic green gaps. Unlike Green Belt, there is no national policy on strategic green gaps, however, there are some additional restrictions set out in the current local plan.

5.6 In addition to the open countryside policy, the current plan seeks to prevent any development within the strategic green gaps that would result in the erosion of a physical gap, adversely affect the visual character of the landscape, significantly affect the undeveloped character of the green gap, or lead to the coalescence between existing settlements.

APPENDIX M

New local plan for Cheshire East

Minerals topic paper (draft)

March 2024

Open Fair Green

Cheshire East Council

Front cover images (clockwise from top-left):

- Crewe Market Hall and Municipal Buildings
- Arclid north plant site and lake (image supplied by Bathgate Silica Sand Ltd)
- Jodrell Bank Observatory
- Lamberts Lane Bridge, Congleton
- Tabley Park, Northwich Road, Knutsford

Contents

1 **Introduction** 4

2 **Background** 5

National planning policy 5

Geological information 5

3 **Permitted mineral extraction sites** 9

Review of old mineral permissions 10

4 **Meeting the requirements for minerals** 12

Salt 12

Sand 12

Silica (industrial) sand 13

Sandstone (crushed rock) 13

Energy minerals 14

Coal 14

Hydrocarbons (oil and gas) 14

5 **Safeguarding of mineral resources and infrastructure** 16

1 Introduction

1.1 This topic paper provides further information to support the 'Minerals' section of the new local plan issues paper. For ease of reading, it uses the same headings that are set out in the issues paper for this topic.

1.2 Minerals are an essential component in the creation of both a successful economy and a good quality of life. Aggregates and other types of construction minerals are needed to build homes, factories, offices, and transport infrastructure. Other minerals are used in industry, food production, agriculture and for leisure uses. Energy minerals like oil and gas provide the country with power and heating. However, as minerals are a finite natural resource and can only be worked where they are found, it is important that best use is made of them to secure their long-term future.

1.3 Cheshire East Council is the mineral planning authority (MPA) for the borough excluding the area within the Peak District National Park. This means it is responsible for creating a planning policy framework that will safeguard the mineral resource, help it maintain a steady and adequate supply of aggregates, and assist in determining mineral planning applications. The council consulted on a draft minerals and waste plan in late 2022 but is now considering producing a single local plan to include all planning policies for its area. If this happens, all the minerals responses and sites received following the previous and 2022 consultation (together with the existing pool of sites/areas included in the initial draft site assessment that resulted from the 2017 minerals issues paper and call for sites exercise) will be considered during the preparation of the new local plan. The new minerals and waste policies once approved will replace the saved policies contained within the separate Minerals[1] and Waste[2] Local Plans prepared by Cheshire County Council, as well as the council's adopted local plan policies.

1.4 A first step in preparing the minerals approach in the new local plan is to understand the mineral resource that is present in the borough, the likely required demand for each mineral over the plan period and the constraints that may limit the areas or amount of extraction that can occur, such as the impact on communities or the natural and historic environment.

1 The Cheshire Replacement Minerals Local Plan (1999) https://www.cheshireeast.gov.uk/planning/spatial-planning/saved_and_other_policies/cheshire_minerals_local_plan/cheshire_minerals_local_plan.aspx

2 The Cheshire Replacement Waste Local Plan (2007) https://www.cheshireeast.gov.uk/planning/spatial-planning/saved_and_other_policies/cheshire_waste_local_plan/cheshire_waste_local_plan.aspx

2 Background

National planning policy

2.1 The National Planning Policy Framework[3] (NPPF) sets out the national planning policy for England and this includes the approach to mineral planning for England. Paragraphs 209 to 217 set out provisions for 'Facilitating the Sustainable Use of Minerals'.

2.2 The NPPF states 'It is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy, and goods that the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term conservation.' The NPPF also requires MPAs to `take account of the contribution that substitute, or secondary and recycled materials and minerals waste would make to the supply of materials, before considering extraction of primary materials, whilst aiming to source minerals supplies indigenously.

2.3 The NPPF requires MPAs to safeguard mineral resources by defining mineral safeguarding areas and adopting appropriate policies so that known locations of specific minerals resources of local and national importance are not sterilised by non-mineral development where this should be avoided (whilst not creating a presumption that the resources defined will be worked).

2.4 There is a requirement for MPAs to plan for a steady and adequate supply of aggregates, by making provision for the maintenance of landbanks of at least 7 years for sand and gravel; and at least 10 years for crushed rock. The NPPF also requires the council to plan for a steady and adequate supply of industrial minerals, such as silica sand, by maintaining a stock of reserves at individual sites of at least 10 years.

Geological information

2.5 Geologically the county is a basin like structure. The solid rock structure of soft reddish sandstone is overlain by marls which contain bands of rock salt. Older rocks comprising alternating sandstones and shales with interbedded coal seams come to the surface around the margins of the basin. These older strata only crop out in the east of the borough and form the high ground of the Pennine foothills.

2.6 After the formation of the Cheshire basin, the county was affected by the advance and retreat of ice sheets during glacial times. The ice deposited boulder clays and sands of varying thickness over the underlying solid rocks. More recently, streams and rivers have acted to erode surface materials and deposit further sands, silts, and some gravels. The underlying geology of Cheshire means that there are a broad range of mineral deposits and resources. These include clay, peat, coal, hydrocarbons (oil and gas), salt, sandstone, and sand. Figure 2.1 below provides an overview of the main mineral resources present. Table 2.1 below uses available information to summarise the mineral resources present, their economic viability for extraction, the need to safeguard for sustainability reasons and other factors which may constrain their development. This

3 https://www.gov.uk/guidance/national-planning-policy-framework

will help inform future policies in the plan such as the consideration of local landscape designations, considerations relating to the protection of other resources, such as groundwater, and local amenity or environmental concerns, such as noise, traffic, and visual impact.

Figure 2.1 Minerals resource overview showing deep coal, sand and gravel, likley extent of silica sand, shallow coal, sandstone and salt

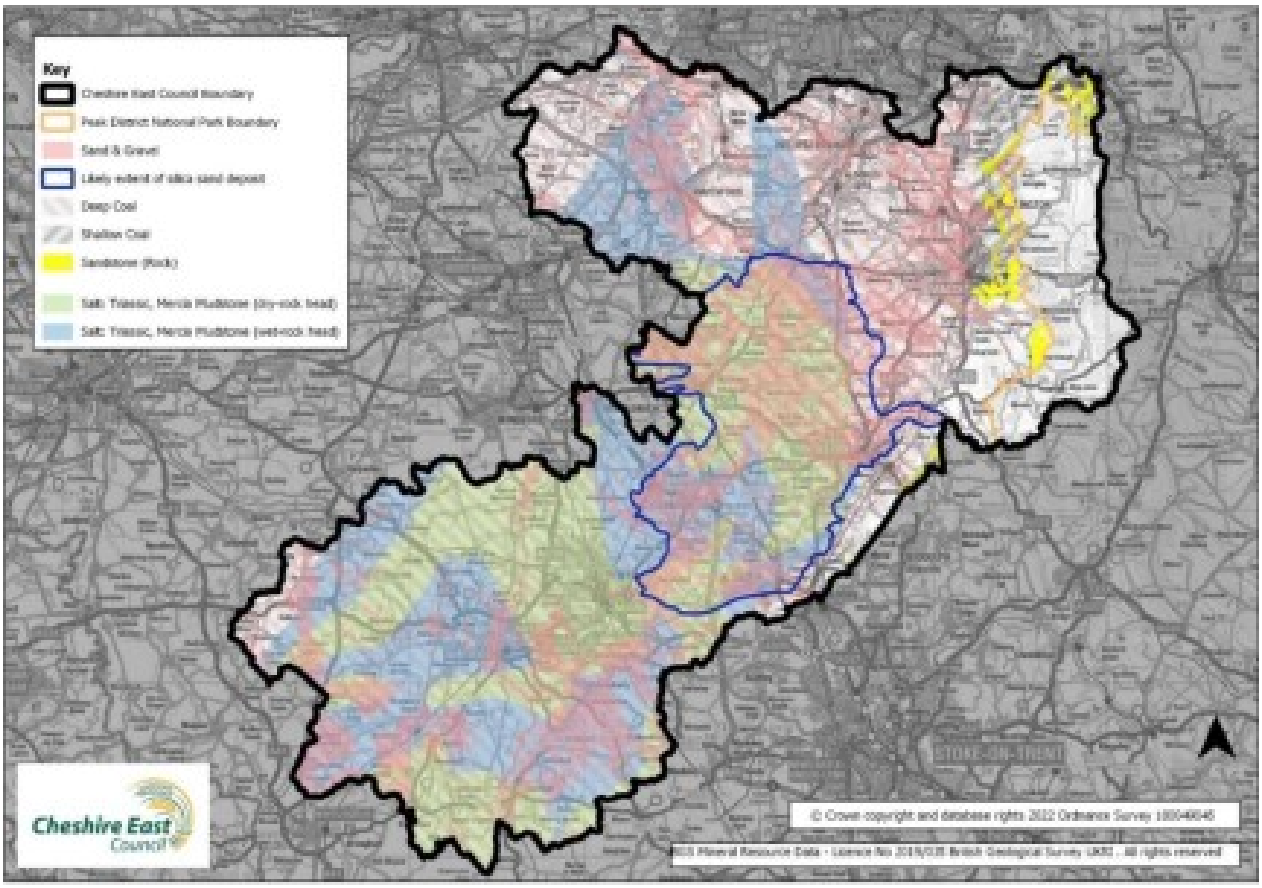


Table 2.1 Mineral Resources present in Cheshire East

Mineral resource	Present?	Economically viable to extract?	Safeguard resource?	Commentary
Clay	√	X	X	Full extent of the resource is unknown and is thought to be of variable quality and thickness. Insufficient information is available to prepare a mineral safeguarding area (MSA) to safeguard the resource.
Peat	√	√	X	National policy prevents the extraction of the peat resource through new permissions or the extension of existing sites. Whilst this may obviate the need to prepare an MSA for peat, policies will be required to prevent new peat extraction and recognise the value of peat habitats (biodiversity

Mineral resource	Present?	Economically viable to extract?	Safeguard resource?	Commentary
				resource and carbon storage). This may restrict future development on peat.
Hydrocarbons (oil and gas)	√	√	X	Six petroleum exploration and development licenced areas (PEDL) covering ten grids of land within or partly within Cheshire East were issued through the latest (14th) Onshore Licensing round. The licences convey no permission for operations on land but give exclusivity for exploration operations against other oil and gas exploration companies within a defined area. As the extent of the hydrocarbon resource is currently unknown, it is not possible to safeguard it.
Coal	√	√	√	Coal is a national energy resource and is present beneath much of Cheshire East, mostly buried at greater depths beneath younger geological layers. There are no active coal workings in the borough. Historically mining occurred around Poynton in the north and Mow Cop in the south where coal seams came closer to the surface. The shallow coal resource has been safeguarded.
Salt	√	√	√	A nationally significant resource that is extensively found in the Cheshire Basin in both its sold form (as rock salt) or in solution (as brine). Controlled solution brine mining takes place in Cheshire East. The salt resource is safeguarded.
Sand	√	√	√	The sand resources within Cheshire are mostly of recent geological origin, dating from the quaternary period[4] of late Devensian origin. They are shown on geological mapping as superficial deposits distributed within river terrace and glacial fluvial deposits. These provide sand suitable for aggregate use. Within Cheshire East there are superficial deposits that were

4 Of earth history circa 2.6 million years ago.

Mineral resource	Present?	Economically viable to extract?	Safeguard resource?	Commentary
				likely to have been formed prior to late Devensian period as fluvial deposits and earlier aeolian (wind-blown) sediments, which have distinct characteristics and properties that enable them to be described as potential silica sand deposits. The silica sand resource are nationally significant resources. All of the sand resource is safeguarded.
Sandstone	√	√	√	In Cheshire, the main hard rock type is sandstone, which is worked only in Cheshire East. The oldest rocks of the area, previously quarried for building stone, are the Carboniferous Sandstone of the Millstone Grit Group. They lie along the eastern margins from Macclesfield to Congleton. The overlying sandstones of the Pennine Coal Measures Group were also extensively quarried for building stone. Resources are limited and production is small, with several inactive sites. In more recent years, Cheshire East has relied on the importation of crushed rock aggregates from outside of Cheshire to meet its consumption needs. The sandstone resource is safeguarded.

3 Permitted mineral extraction sites

3.1 At the end of 2022 there were seventeen permitted mineral sites[5] within Cheshire East. Further detail on the status of each aggregate site can be found in the Local Aggregate Assessment (LAA 2023).[6] However, White Moss Quarry is not included in the permitted reserve of aggregate sand sites owing to sand quality issues preventing its inclusion, but is listed in the Table 3.1 below for completeness. The seventeen permitted sites comprise the following mineral types: peat (two sites); salt (brine) (one site); silica industrial sand) four sites; construction sand (one site); and sandstone (nine sites).

Table 3.1 Permitted mineral sites in Cheshire East

Site	Mineral type	Commentary
White Moss Quarry, Nr Alsager	Peat	
Lindow Moss, Nr Wilmslow	Peat	
Warmingham Brinefield	Salt (brine)	
Arclid Quarry, Arclid, Nr Sandbach	Silica (industrial) sand	Mainly industrial sand with small quantities of construction sand
Bent Farm Quarry, Congleton	Silica (industrial) sand	Mainly industrial sand with small quantities of construction sand
Eaton Hall Quarry, Congleton	Silica (industrial) sand	Mainly industrial sand with quantities of construction sand
Rudheath Lodge Nr Allostock	Silica (industrial) sand	Mainly industrial sand with quantities of construction sand
White Moss Quarry Nr Alsager	Construction sand	Construction sand, due to poor sand quality this site is excluded from the overall sand reserves in the borough
Bridestone Quarry, Congleton	Sandstone	Building/dimension/ ornamental stone
Bridge Quarry, Kerridge, Macclesfield	Sandstone	Building/dimension/ ornamental stone
Endon Quarry, Kerridge, Macclesfield	Sandstone	Building stone and aggregate
Marksend Quarry, Kerridge, Macclesfield	Sandstone	Building stone and aggregate
Gawsworth & Rough Hey Quarry, Macclesfield	Sandstone	Aggregate

5 Peat and Salt minerals and the permitted sites fall outside the scope of the LAA and are not reported within that assessment

6 https://www.cheshireeast.gov.uk/pdf/planning/spatial-planning/researchand-evidence/minerals-and-waste/cec-laa-2023-2022-data-v2-ratified.pdf

Site	Mineral type	Commentary
Lee Hills (also known as Croker Farm Quarry) Macclesfield	Sandstone	Aggregate
Ralph Henshaw Rainow, Macclesfield	Sandstone	Building stone and aggregate
Sycamore Quarry Kerridge, Macclesfield	Sandstone	Building stone and aggregate

3.2 The current activity on these sites is summarised below by mineral type:

- Sand - at the end of 2022, there were five active sand sites extracting aggregate and silica (industrial) sands, although White Moss is excluded from the sand reserve. The former Dingle Bank Quarry in Chelford was in its restoration/aftercare phase.
- Sandstone - there were six active sandstone quarries and three were inactive.
- Salt - controlled solution brine mining - Warmingham Brinefields for salt (brine) was active.
- Peat - Lindow Moss, Wilmslow, the commercial extraction of peat cessation is linked to a planning permission for a small housing development which was permitted.[7] This means that peat extraction can only take place if it is required for restoration purposes, that is, rewetting of the peat bogs.
- White Moss Quarry, near Alsager has an extant planning permission that allows peat extraction to 2028.

Review of old mineral permissions

3.3 The Environment Act 1995 (Section 96) placed a duty on all MPAs to review and update planning permissions for mineral sites which were granted planning permission under the Town and Country Planning Acts between 1948 and 1983; and to then undertake a periodic review every 15 years thereafter in order to make sure they have modern planning conditions that accord to acceptable environmental standards. This automatic duty to periodically review every 15 years was amended by the Growth and Infrastructure Act 2013 and the legislation sets out that the MPA can seek a periodic review of planning conditions at a period of no earlier than 15 years after the initial review. The majority of permitted mineral sites within the borough are not subject to review under the review of old mineral permissions (ROMP) because they already have up to date modern planning conditions attached that accord to acceptable environment standards. The small number of ROMPs that exist in the borough are listed below.[8]

7 The s106 on the housing permission (15/0016M) says in Schedule 1 that there shall be no commencement of development on the housing site until they have commenced development on the restoration permission. Additionally condition 1 of the permission on the peat site says that there shall be no further peat extraction within the application site other than where required for the implementation of the Restoration Scheme.

8 Permitted sites subject to ROMP include Phase 1 sites having planning permissions issued between (1948 to 1969) include Bridge, Sycamore, Endon and Gawsworth/Rough Hey and Lee Hills/Croker Farm Quarries. Phase 2 sites having planning permissions issued between (1969 to 1982) include Warmingham Brinefield (Hill Top Brinefields) and North Arclid Quarry.

Nationally, ROMP sites have had an end date of 22 February 2042 imposed on them if they did not have a specific end date and/or were granted permission before February 1982.

4 Meeting the requirements for minerals

4.1 Further information on whether the council is currently meeting any national requirements of need is provided below by mineral type.

Salt

Requirement

4.2 The NPPF refers to salt as an industrial mineral necessary to meet society's needs, which is of both local and national importance. The NPPF requires a steady and adequate supply of industrial minerals to make sure adequate provision is made.

4.3 The Cheshire salt resource is one of the most significant nationally and accounts for some 85% of UK production. Rock salt is extracted from below ground via a mine-head located in Winsford in the neighbouring council area of Cheshire West and Chester, controlled solution brine mining takes place at the Warmingham Brinefields below Cheshire East and is piped directly to the British Salt production facility at Middlewich for processing. This salt is used as an essential raw material in chemical, pharmaceutical manufacturing and food production and is supplied to end users nationwide. Salt extraction within Cheshire is essential to both the local and national economy.

After use of cavities

4.4 Many of British Salt's old production cavities beneath Cheshire East are in use for storing natural gas, providing the UK with gas storage facilities which are used to help balance gas supplies.

Sand

4.5 Sand extraction is also important in Cheshire East with the sand resource consisting of both aggregate (construction) and silica (industrial) sand. The borough has historically been a major regional resource for construction sand for use both as mortar and fill material, but this has declined in the last decade owing to existing aggregate sand quarries being worked out and the permitted reserve not being replenished through new sites or planning permissions.

4.6 Silica sand remains a nationally and locally significant resource of industrial sands with extraction taking place at four quarries. The quarry at Rudheath Lodge near Allostock is worked across the administrative boundary with Cheshire West and Chester Council, whilst the other three quarries are located in the south of the borough close to Sandbach (Arclid Quarry) and Congleton (Eaton Hall Quarry and Bent Farm Quarry). Silica sand is the primary material extracted with varying amounts of sand suitable for aggregate uses supplied from each site depending on the characteristics of the permitted area being worked.

4.7 To meet the requirements of the NPPF, Cheshire East needs to make provision for a steady and adequate supply of aggregates. More specifically this means providing for land banks of at least 7 years for sand and gravel. The latest ratified LAA 2023 (2022 data) illustrates the various methods used to plan for a steady and adequate supply of aggregates based on calculation of past sales using 10 years sales average, three years sales average and apportionment figures. Having assessed these against a series of local indicators, the preferred methodology identified for forecasting need over the plan period is the council's own local rate. This comprises the NPPF 10 year sales average plus a 2% annual uplift based on a projected future growth rate (based on Growth Value Added forecasts) for the local plan period.

4.8 The LAA 2023 reported an aggregate sand and gravel landbank using the required NPPF 10 years sales average. The 10 years sales average provided a 5 year landbank, and the preferred local rate reported a landbank of 4 years. Both methodologies are below the NPPF requirement of at least 7 years with a declining sand reserve of less than 2 years remaining (at the end of 2022).

4.9 The entire sand reserve in Cheshire East at the end of 2022 was estimated to be 14.5 million tonnes, with the majority being silica (industrial) sand. The extent of the aggregate sand and gravel reserve will of course fluctuate each year depending on the actual rate of extraction and the extent to which they are replenished through new planning permissions.

Silica (industrial) sand

4.10 The borough contains high quality silica sands, which are nationally relatively scarce. The British Geological Survey (BGS) have identified the Cheshire resource as one of the most important in the country providing almost 44% of the total production in England in 2018. Silica sand is used primarily for specialist purposes due to its physical and chemical composition. It is referred to as an industrial mineral.

4.11 The NPPF recognises silica (industrial) sand as an industrial mineral that Cheshire East is required to plan for a steady and adequate supply of based on at least 10 years sales average at individual sites and at least 15 years for silica sand sites where significant new capital is required. At the end of 2022, the council estimated that 2 of the 4 silica (industrial) sand quarries had reserves of more than 10 years and 2 did not.

Sandstone (crushed rock)

4.12 The NPPF requires Cheshire East to make provision for a steady and adequate supply of crushed rock aggregate, with a landbank of at least 10 years over the plan period. Whilst there is a sandstone reserve of approximately 4.86 million tonnes and the permitted sites having planning permission beyond 2035, these supply the building/ dimension or ornamental stone markets rather than the aggregate market. The sites previously used for producing aggregate crushed rock in the borough have been inactive for a prolonged period. In view of this position, it has been determined that there is currently no permitted crushed rock aggregate reserve in Cheshire East. This means that the council is currently entirely reliant on crushed rock imports from outside of the borough. The LAA 2023 presents the methodology for forecasting demand for crushed

rock aggregate for the Cheshire sub region (that is Cheshire East and Cheshire West and Chester Council's) based on the average of the 2014 and 2019 import data for crushed rock of some 1.84 million tonnes. This is the starting point base date for forecasting future demand over the period 2023 to 2042 and has been updated to the 2022 baseline of 1.91 million tonnes. Annual demand for the Cheshire sub region is 2.36 million tonnes with a total requirement of 47.3 million tonnes between 2023 to the end of 2042.

4.13 The forecasts and supply requirements for aggregate minerals are currently based on the draft Minerals and Waste Plan, which had a timescale to the end of 2041. Clearly as the new local plan period is determined, the supply requirements and forecasts of need will be extrapolated to the new local plan end date.

Energy minerals

4.14 Energy minerals include coal, oil, and gas. They remain an important source of energy that underpins much activity in the modern world. This includes powering industry to produce everyday goods, heat homes, as well as provide fuel for transport to supply and carry people and goods.

Coal

4.15 Coal is present beneath much of Cheshire East. It is mostly buried at great depths beneath much younger geological layers. There are currently no active coal workings in the borough. There is a history of mining around Poynton and Mow Cop where coal seam come closer to the surface. The council does not think it is necessary to make specific provision for coal mining in the plan. Government proposals centre around reducing climate change by scaling up the development of clean power generation and energy efficiency measures. These include accelerating efforts towards the phasing down of unabated coal power and phasing out of inefficient fossil fuel subsidies.

4.16 The council will consider any proposals for coal extraction against the relevant development plan policies and the NPPF, which states at paragraph 223 that “Planning permission should not be granted for the extraction of coal unless:

a. the proposal is environmentally acceptable, or can be made so by planning conditions or obligations; or
b. if it is not environmentally acceptable, then it provides national, local or community benefits which clearly outweigh its likely impacts (taking all relevant matters into account, including any residual environmental impacts).” The council will safeguard the shallow coal resource as part of its mineral safeguarding policy.

Hydrocarbons (oil and gas)

4.17 Reserves of oil and gas are referred to as either conventional or unconventional hydrocarbons depending on the nature of the geology where they are found, and, as a result, how easy they are to extract. Conventional hydrocarbons are oil and gas deposits that have migrated from their source rock (such as shale) into permeable or porous rock such as sandstone but are now prevented from migrating further by impermeable rock.

This traps the hydrocarbons beneath the impermeable rock where it collects and forms a reservoir. This resource is relatively easy to extract through conventional oil and gas wells. The process of onshore extraction has been undertaken within the UK for over one hundred years and there are currently around 2,100 of these wells in the UK. While some hydrocarbon exploration has taken place in the past, there are no wells or planning permissions associated with conventional hydrocarbon activity in Cheshire East.

4.18 Unconventional hydrocarbons refer to oil and gas that is trapped within rocks of low permeability and, as a result, these hydrocarbons are more difficult to extract. The unconventional resources likely to be of relevance to Cheshire East are shale gas and coalbed methane. Shale is formed from muddy sediments rich in organic matter deposited in seas millions of years ago. As these sediments were buried, they were heated and turned into rock and the organic matter was converted into gas and oil which is trapped in the rock. Hydraulic fracturing commonly known as “fracking” is a technique used in the extraction of gas from shale rock. Coalbed methane occurs when methane is bound within coal by a process known as adsorption, namely where gas molecules adhere to surfaces or fractures within the coal. It is extracted by borehole in a similar process to shale gas but, instead of injecting water as high pressure to fracture the rock, the gas is released from the coalbed by pumping out the water that occurs naturally in coal seams.

4.19 The exploration, appraisal and extraction of hydrocarbons are controlled by the government through a licensing system, with relevant consents being required from the MPA, Environment Agency and Health and Safety Executive. The latest (14th) round of PEDL were announced in December 2015, with companies invited to bid for exclusive rights to specific areas. There are six PEDL areas covering ten grids of land within or partly within Cheshire East, which were issued though the 14th Onshore Licensing round. The licences convey no permission for operations on land but give exclusivity for exploration operations against other oil and gas exploration companies within a defined area. The PEDLs issued in Cheshire East all have extant status.

4.20 No applications have been made to date within the borough because of the issuing of these licenses and no sites in Cheshire East have planning permission to explore, appraise or extract unconventional hydrocarbons such as shale gas. In addition, the government moratorium on fracking related applications and activity in England remains in place under the current Prime Minister Rishi Sunak. However, the council considers it prudent to include a hydrocarbon policy in the new plan that includes for unconventional hydrocarbon extraction in case this position should change during the plan period.

5 Safeguarding of mineral resources and infrastructure

5.1 The NPPF requires mineral planning authorities to use MSAs to identify and safeguard mineral resources in their area. These provide long-term protection for mineral resources to ensure they are not sterilized by major non-mineral development, thereby making them available as a potential resource for use by future generations. Whilst the Local Plan Strategy includes a policy (Policy SE 10) that in part seeks to safeguard important mineral resources and infrastructure in the borough, the detail of how this is proposed to be achieved is set out within the draft Minerals and Waste Plan that is, through Policies MIN 1 `Mineral Safeguarding Areas' and MIN 2 'Safeguarding mineral supply sites and infrastructure'. The MSAs and mineral supply sites/ infrastructure that have been identified are shown on the council's interactive mapping. These are based on BGS geological maps and the recommendations contained within the Cheshire Sand Study 2019,[9] which indicates the likely extent of the silica sand resource in Cheshire East beyond that previously shown on the 2006 BGS Mineral Resource Map of Cheshire.

5.2 In response to received comments on the draft Minerals and Waste Plan consultation, the council is considering whether to extend the identified mineral safeguarding areas to include a proposed safeguarding buffer zone of 250m beyond the known resource. This may better define the MSA for the purposes of planning application consultations.

9 Cheshire East Sand Study 2019-2020 https://www.cheshireeast.gov.uk/pdf/planning/spatial-planning/cheshire-east-sand-study-2019-20-final-report.pdf

APPENDIX N

New local plan for Cheshire East

Waste topic paper (draft)

March 2024

Open Fair Green

Cheshire East Council

Front cover images (clockwise from top-left):

- Crewe Market Hall and Municipal Buildings
- Arclid north plant site and lake (image supplied by Bathgate Silica Sand Ltd)
- Jodrell Bank Observatory
- Lamberts Lane Bridge, Congleton
- Tabley Park, Northwich Road, Knutsford

Contents

1 Introduction **4**

2 Waste planning policy **5**

National **5**

Local **5**

3 Developing the evidence base for waste **6**

Waste needs assessments **6**

The findings of the 2023 waste need assessment **6**

4 Safeguarding of waste management facilities **9**

1 Introduction

1.1 This topic paper provides further information to support the 'Waste' section of the new local plan issues paper. For ease of reading, it uses the same headings that are set out in the issues paper for this topic.

1.2 Cheshire East Council is the waste planning authority (WPA) for the borough excluding the area within the Peak District National Park. This means it is responsible for creating a planning policy framework for waste that will:

- Take account of the wider policy context for waste set out at the national level that aims to achieve more sustainable waste management.
- Safeguard existing waste management capacity.
- Provide for suitable additional provision.
- Help determine waste related planning applications.

1.3 The council consulted on a draft minerals and waste plan in late 2022 but is now considering producing a single local plan to include all planning policies for its area. If this happens, all the waste responses and sites received following the previous 2022 consultation (together with the existing pool of sites included in the initial draft site assessment that resulted from the 2017 call for sites exercise) will be considered during the preparation of the new draft local plan. The new minerals and waste policies once approved will replace the saved policies contained within the separate mineral[1] and waste[2] local plans prepared by Cheshire County Council, as well as the council's adopted local plan policies.

1.4 This waste topic paper provides a brief overview of the relevant national/local guidance that impacts on the emerging plan and provides more detail on the waste information than is provided in the issues paper. It also provides a summary of the current waste evidence base and explains how it will be used to shape the new local plan.

1.5 The main issues covered by this topic paper are:

- The current amount and type of waste arisings in the borough.
- The type and capacity of waste management currently present in the borough.
- The forecasted need for additional waste management provision within the borough over the plan period.
- Whether any capacity shortfalls are proposed to be met from management facilities outside of the borough.

1 https://www.cheshireeast.gov.uk/planning/spatial-planning/saved_and_other_policies/cheshire_minerals_local_plan/cheshire_minerals_local_plan.aspx

2 https://www.cheshireeast.gov.uk/planning/spatial-planning/saved_and_other_policies/cheshire_waste_local_plan/cheshire_waste_local_plan.aspx

2 Waste planning policy

National

2.1 Whilst the National Planning Policy Framework (NPPF, 2023) does not itself contain waste policies, it does identify under its environmental objective the need to minimise waste as one of the factors that will help achieve sustainable development.

2.2 National guidance on waste is instead set out in the 2014 National Planning Policy for Waste (NPPW) document. This requires WPAs to drive waste up the waste hierarchy. The waste hierarchy sets out a preferential sequence of interventions to manage waste based on the following priority order:

1. Prevention
2. Minimisation
3. Preparing for re-use
4. Recycling and composting
5. Energy recovery
6. Disposal

2.3 The NPPW also recognises the need for a mix of types and scale of facilities, considers the need for additional waste management capacity of more than local significance, and recognises the positive contribution that waste management can bring to the development of sustainable communities. The NPPW should be read in conjunction with the NPPF, The Waste Management Plan for England, and National Policy Statements for Waste Water and Hazardous Waste.

Local

2.4 At the local level, waste specific policies can be found in the 2017 Cheshire East Local Plan Strategy (namely Policy SE 11 ‘Sustainable Management of Waste’) and the saved policies of the 2007 Cheshire Replacement Waste Local Plan prepared by Cheshire County Council. These waste policies together with other relevant policies in the council’s development framework are currently used to help determine any planning applications for waste in the borough. All these policies will be replaced once the new local plan is adopted.

3 Developing the evidence base for waste

Waste needs assessments

3.1 As the WPA for the borough, the council periodically commissions a Waste Needs Assessment (WNA) to understand the waste context and challenge for Cheshire East. Its purpose is to identify the amount and type of waste currently produced in the borough; forecast the amount of waste likely to be produced over the plan period; understand the extent to which existing facilities can satisfy the identified capacity requirements; determine the waste management capacity gap; and assess the extent to which this gap can be sustainably met by using available sub-regional capacity outside of the borough. The WNA is a key evidence document that the council has prepared to enable such considerations to take place.

3.2 The latest WNA was prepared in 2023 and covers period 2021 to the end of 2041. Any future iterations of the WNA will be incorporated into the new local plan as it progresses to adoption and used as evidence when determining waste management planning applications.

3.3 The 2023 WNA considered the following waste streams:

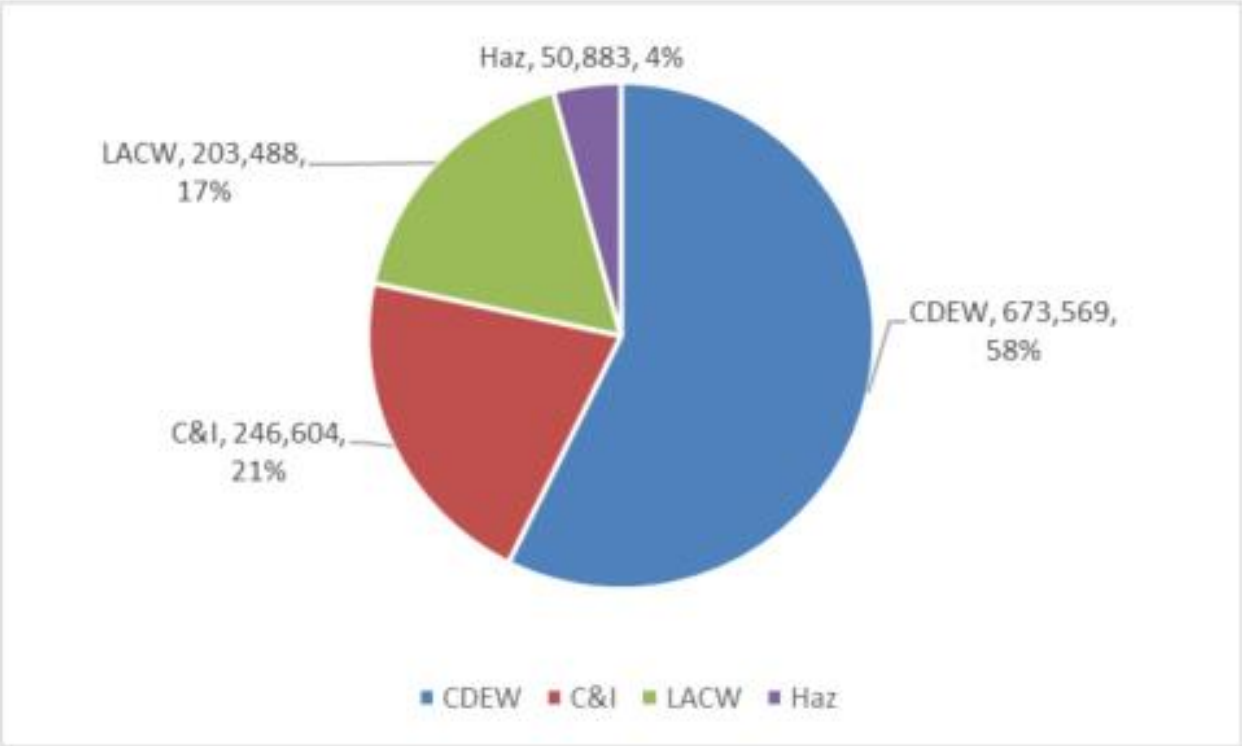
- local authority collected waste (municipal/household);
- commercial and industrial;
- construction, demolition and excavation;
- hazardous;
- low level radioactive;
- agricultural; and
- wastewater.

The findings of the 2023 waste need assessment

3.4 The latest WNA found that over 1.2 million tonnes of waste arose in the Cheshire East plan area in 2021, comprising the following principal waste streams: local authority collected waste (LACW) 203,488 tonnes (17%); commercial, demolition and excavation waste (CDEW) 579,569 tonnes (58%); commercial and industrial waste (C&I) 246,604 tonnes (21%); and hazardous waste (Haz) 50,883 tonnes (4%).[3]

3 Cheshire East Waste Management Needs Assessment 2023 (7 Overview Report) BPP Consulting Ltd.

Figure 3.1 Principal waste types arising in Cheshire East 2021 (tonnes)



3.5 It concluded that there appears to be sufficient existing consented capacity within Cheshire East to meet the predicted management requirements for waste required for the following waste streams up to the end of 2041:

- recycling and composting
- inert recovery
- hazardous waste

3.6 It also confirmed that no specific new management provision was considered necessary for the following waste streams to the end of 2041:

- low level radioactive waste
- agricultural
- waste water

3.7 The predicted principal shortfall in capacity to the end of 2041 was found to be for capacity to manage residual waste (predominantly comprising LACW and C&I waste that cannot be recycled). However, the WNA considered that the predicted shortfall in non-inert landfill could be met initially (until 2037) at the Kinderton Lodge facility in the neighbouring borough of Cheshire West and Chester Council. The report considered that any shortfall in capacity required after 2037 could be more than met by remaining non-inert landfill capacity elsewhere in the north west region.

3.8 The WNA also predicted a shortfall in `other' recovery capacity throughout the entire plan period which may be met by the capacity identified in Halton (the Runcorn EfW facility) and the two EfW plants currently under construction in the Cheshire West and Chester Council area. These options will be considered further as the plan progresses through discussions with relevant authorities within the north west region. However, the principal aim is for waste to be driven up the waste hierarchy with a need

to boost recycling to reach the government's expectations around residual waste reduction by 2042. Therefore, proposals for new waste capacity (such as recycling and composting, and anaerobic digestion) that would move waste to a higher tier should also be progressed and not constrained by the identified shortfall in non-inert landfill capacity identified in the 2023 WNA.

4 Safeguarding of waste management facilities

4.1 As the WPA, Cheshire East proposes to safeguard all waste management sites which are in existing lawful waste use, have a planning permission but are yet to be developed, or will help provide a borough wide network of waste management provision.

4.2 Safeguarding waste management sites also ensures that the impact of non-waste related development on existing facilities, and on future sites and areas allocated for waste management, is acceptable and does not interfere with the efficient operation of waste facilities. Safeguarding sites will also assist in achieving the council's aim, of net self-sufficiency by creating a network of waste management facilities at suitable locations to implement the principles of the waste hierarchy.

4.3 It is proposed to include a 250 metre buffer on the interactive mapping that accompanies the new local plan to indicate where proposals for development will require the applicant to submit appropriate information to demonstrate that their development proposals do not create unreasonable restrictions on the waste facilities. If unacceptable impacts are found to occur the information submitted by the applicant must also demonstrate how those impacts can be successfully mitigated. This information may be required, at the discretion of the planning authority, for proposals within 400 metres of an operational or safeguarded waste site and in more limited cases, for proposals at a greater distance if it is considered that significant adverse impacts are reasonably likely to arise.

4.4 Currently Cheshire East has a network of seven household waste recycling centres (HWRC). The network of HWRCs plays an important role in the delivery of sustainable waste management in the borough and contribute to the reuse and recycling of waste by local residents and driving waste management practices up the waste hierarchy. Therefore, the draft plan will safeguard the HWRCs as strategic sites. The following sites are currently proposed to be safeguarded as part of the local plan:

- Alsager
- Bollington
- Crewe
- Knutsford
- Macclesfield
- Middlewich
- Poynton

4.5 However, a recent consultation by the council has proposed options around reducing the current seven HWRC to four core sites, namely Alsager, Crewe, Macclesfield and Knutsford. All sites will remain to be safeguarded in the draft plan until such time as a decision is made regarding rationalising the current sites.

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APPENDIX O

New local plan for Cheshire East

Land availability assessment (draft methodology)

March 2024

Open Fair Green

Cheshire East Council

Front cover images (clockwise from top-left):

- Crewe Market Hall and Municipal Buildings
- Arclid north plant site and lake (image supplied by Bathgate Silica Sand Ltd)
- Jodrell Bank Observatory
- Lamberts Lane Bridge, Congleton
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Contents

1 Introduction **4**

2 Planning policy context **5**

National Planning Policy Framework **5**

Planning Practice Guidance **5**

3 Methodology **6**

Stage 1: Identification of sites and broad locations **7**

Stage 2: Site and broad location assessment **14**

Stage 3 Housing windfall assessment **16**

Stage 4: Assessment review **17**

Stage 5: Final evidence base **17**

Appendix 1: Lead in times and build rates **19**

1 Introduction

1.1 The National Planning Policy Framework ("NPPF") and National Planning Practice Guidance ("PPG") require local planning authorities to assess the amount of land that is available for housing and economic development in their areas. This is known as a Land Availability Assessment.

1.2 Cheshire East Council ("the council") last published its Strategic Housing Land Availability Assessment[1] and its Employment Land Review[2] in 2012 and these evidence base documents informed the preparation of the Cheshire East Local Plan Strategy.

1.3 The council has now embarked on the preparation of a new local plan and the Land Availability Assessment will enable the council to consider the availability of land for future development and provide an understanding of the constraints that affect it.

1.4 The Land Availability Assessment is an important evidence source to inform plan-making but does not represent policy, nor does it determine whether a site should be allocated for future development or whether planning permission should be granted. Land allocations can only be made through local plans or neighbourhood plans. This document sets out the draft methodology for preparing the Cheshire East Land Availability Assessment.

IMPORTANT

The inclusion of a site in the Land Availability Assessment does NOT confer any planning status on the site, it does not imply that it will be allocated, nor that planning permission would be granted should an application be submitted for consideration.

The Land Availability Assessment will be used to inform future stages of work in producing the new local plan in relation to land availability and site selection. Where relevant, sites may also be considered for potential inclusion on the Brownfield Land Register.

1 https://www.cheshireeast.gov.uk/planning/spatial-planning/research_and_evidence/strategic_housing_land_assmnt/shlaa.aspx
2 https://www.cheshireeast.gov.uk/planning/spatial-planning/research_and_evidence/employment-needs.aspx

2 Planning policy context

2.1 The Land Availability Assessment will be prepared in accordance with national planning policy including the NPPF and PPG

National Planning Policy Framework

2.2 ¶31 of the NPPF sets out that the preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals.

2.3 The NPPF ¶69 requires strategic policy-making authorities to have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.

2.4 In terms of economic development, NPPF ¶86 requires planning policies to set criteria, or identify strategic sites, for local and inward investment and to meet anticipated needs over the plan period. NPPF ¶126 states that policies should also reflect changes in the demand for land and be informed by regular reviews of both the land allocated for development in plans, and of land availability.

Planning Practice Guidance

2.5 PPG expands upon and provides practical guidance to support the NPPF. The PPG is regularly updated, with the latest guidance relevant to Housing and Economic Land Availability Assessments being published in July 2019.

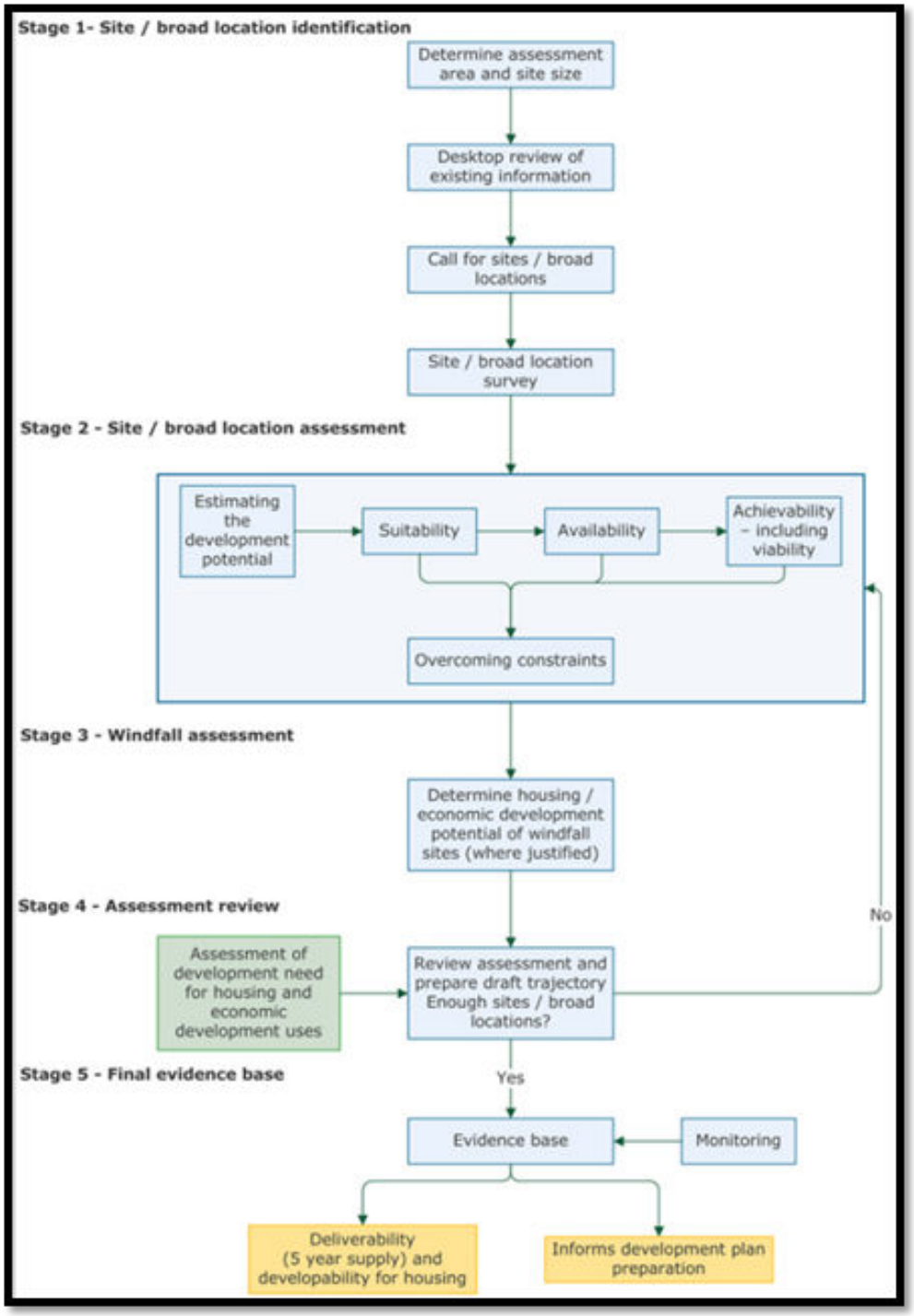
2.6 The guidance states that the purpose of the assessment is to identify a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The assessment also helps with the identification of a five-year supply of housing land and help to inform as well as make use of sites in brownfield registers[3].

3 Planning Practice Guidance: Housing and Economic Land Availability Assessment Paragraph: 001 Reference ID: 3-001-20190722

3 Methodology

3.1 The Cheshire East Land Availability Assessment will comprise of five stages based on the guidance set out in PPG and the flow chart at Figure 3.1 below summarises the methodology set out in national guidance[4]:

Figure 3.1 National Planning Practice Guidance Housing and Economic Land Availability Assessment Methodology Flow Chart



4 Planning Practice Guidance: Housing and Economic Land Availability Assessment Paragraph: 005 Reference ID: 3-005-20190722

Stage 1: Identification of sites and broad locations

3.2 The geographical area for the Land Availability Assessment will cover the whole of Cheshire East[5] and will primarily focus on housing and economic land uses. This is in line with the PPG which provides guidance on assessing land availability for housing and economic uses. Housing will be defined as development falling within Use Class C3 (residential dwellings) which may include self and custom build, first homes and other forms of specialist housing for example, housing for older people (which may include C2 uses). Economic development uses are defined in the PPG as retail, leisure, cultural, office, warehousing, etc.

3.3 On 1 September 2020, the Use Classes Order 1987 was amended, and new Classes were introduced including a new Class E (commercial, business and service); Class F.1 (learning and non-residential institutions); and Class F.2 (local community). The previous Class B1 use now falls within Class E however Classes B2 and B8 remain unchanged.

3.4 The Land Availability Assessment will consider economic development uses that fall within Classes B2, B8 and E. Additional forms of development will also be considered for example, land for renewable energy development, community uses and sites for Gypsies & Travellers.

Size thresholds

3.5 The PPG sets out that a Land Availability Assessment should consider all sites capable of delivering 5 or more dwellings or economic development on sites of 0.25 hectares (or 500 square metres of floor space) and above[6]. The Cheshire East Land Availability Assessment will use these thresholds for housing and economic development.

3.6 For housing sites, sites that are capable of delivering less than 5 dwellings will be considered to be windfall.

Desktop identification of sites and broad locations

3.7 The PPG states that when carrying out desktop review, plan-makers need to be proactive in identifying as wide a range of sites and broad locations for development as possible. It is important that plan-makers do not simply rely on sites that they have been informed about, but actively identify sites through the desktop review process that may assist in meeting the development needs of an area[7].

3.8 The PPG includes a table of the types of sites and potential data sources that should be reviewed as part of the desktop assessment and an extract is provided below[8] and where practicable, information will be gathered from these sources.

5 excluding the part of the borough which falls into the Peak District National Park as this is covered by its own planning authority.

6 Planning Practice Guidance: Housing and Economic Land Availability Assessment, Paragraph: 009 Reference ID: 3-009-20190722

7 Planning Practice Guidance: Housing and Economic Land Availability Assessment, Paragraph: 010 Reference ID: 3-010-20190722

Table 3.1 Type of site and potential data source (Extract from PPG)

Type of site	Potential data source
Existing housing and economic development allocations and site development briefs without planning permission	• Local and neighbourhood plans • Planning applications records • Development Briefs
Planning Permissions for housing and economic development that are unimplemented or under construction	• Planning application records • Development starts and completions records
Planning applications that have been refused or withdrawn	• Planning application records
Brownfield land in the local authority's ownership	• Local authority records
Surplus and likely to become surplus public sector land	• National register of public sector land • Engagement with strategic plans of other public sector bodies such as county councils, central government, National Health Service, police, fire services, utilities services, statutory undertakers
Sites with permission in principle, and identified brownfield land	• Brownfield land registers (parts 1 and 2) • National Land Use Database • Valuation Office database • Active engagement with sector
Vacant and derelict land and buildings (including empty homes, redundant and disused agricultural buildings, potential permitted development changes, e.g., offices to residential)	• Local authority empty property register • English Housing Survey • National Land Use Database • Commercial property databases (e.g., estate agents and property agents) • Valuation Office database • Active engagement with sector Brownfield land registers
Additional opportunities for un-established uses (e.g., making productive use of under-utilised facilities such as garage blocks)	• Ordnance Survey maps • Aerial photography • Planning applications • Site surveys
Business requirements and aspirations	• Enquiries received by local planning authority. • Active engagement with sector
Brownfield sites in rural locations	• Local and neighbourhood plans • Planning applications • Ordnance Survey maps

8 Planning Practice Guidance: Housing and Economic Land Availability Assessment, Paragraph: 011 Reference ID: 3-011-20190722

Type of site	Potential data source
	• Aerial photography • Site surveys
Large scale redevelopment and redesign of existing residential or economic areas	• Local and neighbourhood plans • Planning applications • Ordnance Survey maps • Aerial photography • Site surveys
Sites in adjoining villages and rural exceptions sites	• Local and neighbourhood plans • Planning applications • Ordnance Survey maps • Aerial photography • Site surveys
Potential urban extensions and new free-standing settlements	• Local and neighbourhood plans • Planning applications • Ordnance Survey maps • Aerial photography • Site surveys

Call for sites and broad locations

3.9 In addition to a desktop review, a call for sites and broad locations exercise can also enable sites to be promoted for development for consideration and assessment. This may be undertaken for a fixed period of time or on an ongoing basis. In accordance with the PPG, a call for sites and broad locations will be aimed at as wide an audience as is practicable so that those not normally involved in property development have the opportunity to contribute[9].

3.10 The call for sites and broad locations may identify land that was not identified through the desktop review. It may also provide more up-to-date or detailed information about land identified through the desktop review.

Sites and broad locations with overlapping boundaries

3.11 There is potential for duplication and overlapping boundaries when identifying sites and broad locations from the varying types of data sources. Where there is duplication of a site or broad location with identical boundaries, the site or broad location will only be assessed once within the Land Availability Assessment.

3.12 Where site or broad location boundaries overlap, the first action will be to explore the reason for this overlap. This can be done by considering the source(s) of the sites/ broad locations in the first instance. In the situation that a more recent submission or data source clearly supersedes an earlier submission or data source, the more recent

9 Planning Practice Guidance: Housing and Economic Land Availability Assessment, Paragraph: 012 Reference ID: 3-012-20190722

boundary will be used. In the situation that two or more distinct sites or broad locations overlap, they will be assessed together as a whole, with commentary provided on the suitability, availability and achievability of individual parcels.

Initial site and broad location survey

3.13 The sites and broad locations identified through the desktop review and any call for sites will be added to an internal GIS mapping system and an initial assessment will be undertaken.

3.14 The purpose of the initial assessment is to establish up-to-date, high-level information on each site and broad location in relation to its characteristics and key constraints. This will help to understand the type and scale of development that may be possible if it was ever allocated and to gain a greater understanding of deliverability, including any barriers and how they could be overcome[10].

3.15 Information on the sites and broad locations will be collected as part of the initial assessment stage. Table 3.2 sets out the minimum information to be collected and if there are any other known site-specific issues or constraints these will also be noted.

Table 3.2 Initial survey information

Type of Information	Explanation
Site reference	Unique site reference for the site/ broad location
Name	Site/broad location name
Address	Address of site/ broad location
Parish	Name of parish that the site/broad location falls within
Ward	Name of the ward that the site/ broad location falls within
Size	Area size in hectares
Source of site	Note how the site/broad location was identified for inclusion in the Land Availability Assessment (e.g., desktop/call for sites).
Potential type of development	
Submitted/promoted use	Note submitted/proposed use as per call for sites and broad locations or planning application submissions.
Potential physical constraints	
Access	High level description of any physical constraints in terms of vehicular, cycle or pedestrian access
Access to services and facilities including public transport	High level description of access to services and facilities including public transport services.

10 Planning Practice Guidance: Housing and Economic Land Availability Assessment, Paragraph: 013 Reference ID: 3-013-20190722

Type of Information	Explanation
Surrounding land uses and character	High level description of surrounding land uses and character (e.g., urban/rural character)
Ground conditions	Note whether there are any known ground conditions that could impact upon the suitability of the site for development, including any known land contamination constraints.
Topography	High level description of any known constraints relating to levels
Air Quality Management Area ("AQMA")	Note if the site/ broad location is within an AQMA
Area of Mineral Interest	Note if the site/ broad location is within an Area of Mineral Interest
Minerals Safeguarding Area	Note if the site is in a Minerals Safeguarding Area
Flood risk/ drainage issues	High level description based on the majority of the site/ broad location and reference to Flood Risk Zones and any known drainage issues
Groundwater Protection Zones	Note if the site/ broad location is within or adjacent to a Groundwater Protection Zone
Infrastructure/utilities	High level description of any known physical constraints such as pylons, overhead power lines, substations, transmission pipelines and their safeguarded area, and water/wastewater infrastructure
Hazardous Substances Consultation Zone	Note if the site/ broad location is within a Hazardous Substances Consent Consultation Zone
Aircraft Noise (Manchester Airport)	Note if the site/ broad location is within an area subject to aircraft noise levels above the Significant Observed Adverse Effect Level (SOAEL)
Public Rights of Way	Note if there are any Public Rights of Way within the site/broad location or adjacent to it.
Jodrell Bank World Heritage Site Consultation/ Buffer Zone	Note if the site is within the Jodrell Bank Consultation/ Buffer Zone
Within HS2 safeguarding area	Note if the site is within or adjacent to the HS2 safeguarding area(s).
Potential environmental constraints	
Special Areas of Conservation (SAC)	Note if there is a SAC within or adjacent to the site/ broad location.
Special Protection Area (SPA)	Note if there is a SPA within or adjacent to the site/ broad location.

Type of Information	Explanation
Ramsar site	Note if there is a Ramsar site within or adjacent to the site/broad location.
Potential SPA, SAC or Ramsar site	Note if there is a Potential SPA, SAC or Ramsar site within or adjacent to the site/broad location.
Site of Special Scientific Interest (SSSI)	Note if there is a SSSI within or adjacent to the site/ broad location.
SSSI Impact Risk Zone	Note if the site/ broad location falls within an Impact Risk Zone for SSSIs/SPA's SAC's and Ramsar Sites
Local Nature Reserves	Note if the site/ broad location falls within or is adjacent to a Local Nature Reserve
Site of Biological Importance (SBI)	Note if the site/ broad location falls within or is adjacent to an SBI
Local Wildlife Site	Note if the site/ broad location falls within or is adjacent to a Local Wildlife Site
Regionally important Geological and Geomorphological Sites ("RIGGS")	Note if the site/ broad location falls within or is adjacent to a RIGGS
Scheduled Ancient Monuments (SAM) and Ancient Woodlands	Note if there is a SAM or Ancient Woodland within or adjacent to the site/broad location.
Ecological Network area	Note if the site/ broad location is within an Ecological Network Area
Priority habitat	Note if the site/broad locations contains any Priority Habitat
Offset Biodiversity Net Gain Sites	Note if the site/ broad location is within or adjacent to an area that is identified for Biodiversity Net Gain
Tree Preservation Order(s) ("TPO's")	Note is there are any TPOs within or adjacent to the site/broad location
Agricultural Land Classification	If all or part of the site/ broad location is agricultural land, note the classification (i.e., 1,2,3)
Historic Battlefield	Note if there are any Historic Battlefields within or adjacent to the site/broad location
Heritage assets	Note if there are any Heritage Assets within or adjacent to the site/broad location
Landscape Designations	
Local Landscape Designation	Note if the site is within a designated Local Landscape Area

Type of Information	Explanation
Designated Local Green Space (LGS)	Note if there is a LGS within or adjacent to the site/ broad location
Protected Open Space	Note if there is a Protected Open Space within or adjacent to the site/broad location
Green Belt	Note if the site/broad location is within the Green Belt.
Safeguarded Land	Note if the site falls within an area of safeguarded land
Strategic Green Gap	Note if the site is within or adjacent to a Strategic Green Gap
Open countryside	Note if the site is within the open countryside

Initial sifting of sites and broad locations

3.16 The PPG states that there may be some sites and broad locations which, when taking into account national policy and designations, will not be appropriate to carry out more detailed assessments as it is clear that they will not be suitable for development[11].

3.17 Table 3.3 below identifies those constraints that will be considered to be 'showstoppers' and these will be used to automatically sift sites out from further assessment at Stage 2. Any sites sifted out will be published in a separate long list of sites with reasons given for their exclusion.

Table 3.3 Initial site sift

Constraints/Criteria	Explanation
Sites and broad locations for less than 5 dwellings or under Sites of less than 0.25 hectares (or 500 square metres of floor space) for economic development	Sites to be excluded as they do not meet the size threshold set out in the PPG. Sites of less than 5 dwellings will be included as part of the windfall assessment for housing.
Flood risk	Sites to be excluded for residential development if majority of the area falls within Flood Zone 3b. If the area of flood risk covers only part of the site, those parts will be excluded and the site area and capacity re-evaluated based on the remaining area.
Site of Special Scientific Interest	Sites to be excluded if a SSSI covers the entire area. If the designation only covers part of the site, the designated part of the site will be excluded and the site area and capacity re-evaluated based on the remaining area.

11 Planning Practice Guidance: Housing and Economic Land Availability Assessment, Paragraph: 014 Reference ID: 3-014-20190722

Constraints/Criteria	Explanation
Special Areas of Conservation	Sites to be excluded if a SAC covers the entire area. If the designation only covers part of the site, the designated part of the site will be excluded and the site area and capacity re-evaluated based on the remaining area.
Special Protection Area	Sites to be excluded if a SPA covers the entire area. If the designation only covers part of the site, the designated part of the site will be excluded and the site area and capacity re-evaluated based on the remaining area.
Ramsar Site	Sites to be excluded if a Ramsar site covers the entire area. If the designation only covers part of the site, the designated part of the site will be excluded and the site area and capacity re-evaluated based on the remaining area.
Scheduled Ancient Monuments (SAM) and Ancient Woodlands	Sites to be excluded if a SAM or Ancient Woodland covers the entire area. If the designation only covers part of the site, the designated part of the site will be excluded and the site area and capacity re-evaluated based on the remaining area.
Historic battlefield	Sites to be excluded if a Historic Battlefield designation covers the entire area. If the designation only covers part of the site, the designated part of the site will be excluded and the site area and capacity re-evaluated based on the remaining area.

Stage 2: Site and broad location assessment

3.18 All sites that are not sifted out at Stage 1 will be subject to further assessment including consideration of their suitability, availability, achievability, possible timescales for delivery and development potential.

Suitability

3.19 The PPG[12] states that a site or broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated. When considering constraints plan-makers may wish to consider the information collected as part of the initial site survey, as well as other relevant information such as:

- national policy.
- appropriateness and likely market attractiveness for the type of development proposed.
- contribution to regeneration priority areas.
- potential impacts including effect upon landscapes including landscape features, nature and heritage conservation.

12 Planning Practice Guidance: Housing and Economic Land Availability Assessment, Paragraph: 018 Reference ID: 3-018-20190722

3.20 It is highlighted that there may be sites within the assessment that are in locations such as the Green Belt or Open Countryside that would require significant policy change to enable them to be considered suitable for development. If this is the case, this will be noted in the assessment for the relevant site.

3.21 The assessment of a site with an existing policy constraint does not infer that it will be allocated in the new Local Plan. Further work will be needed as part of the Local Plan process to understand future development requirements, the spatial distribution of that development and the sites needed to meet identified requirements.

3.22 Sites that are allocated in the Cheshire East Local Plan or the Site Allocations and Development Policies Document have already been assessed as being suitable for development prior to their inclusion in these plans. Consideration would need to be given as to whether any circumstances have changed which would alter their suitability.

Availability

3.23 The PPG states that a site or broad location can be considered available for development, when, on the best information available (confirmed by the call for sites and information from landowners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development[13]. Extant or expired planning permissions can also inform availability and will establish five-year timeframes, or beyond, of developability.

Achievability

3.24 The PPG states that a site or broad location is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period[14].

Estimating development potential

3.25 The Land Availability Assessment will estimate the development potential of each site/broad location. This stage considers the number of homes or land that can be delivered for employment uses on a site.

3.26 The PPG states that the estimation of the development potential of a site or broad location can be guided by existing or emerging plan policy including locally determined policies on density. Plan makers should seek to make the most efficient use of land in line with policies set out in the NPPF[15]. This should also take into consideration of viability, given the quantum may affect viability and therefore, achievability and so inform developability within five years or beyond.

13 Planning Practice Guidance: Housing and Economic Land Availability Assessment, Paragraph: 019 Reference ID: 3-019-20190722

14 Planning Practice Guidance: Housing and Economic Land Availability Assessment, Paragraph: 020 Reference ID: 3-020-20190722

15 Planning Practice Guidance: Housing and Economic Land Availability Assessment, Paragraph: 016 Reference ID: 3-016-20190722

3.27 The development potential of the sites and broad locations will be assessed on a case- by-case basis. For housing, a density multiplier of 30 dwellings per hectare will normally be applied. The housing potential is indicative only and does not prejudice assessments made through the Local Plan or planning application process.

3.28 The developable area of the site/broad location will also need to be identified based on the constraints listed in Table 3.4. The developable area and the development potential at this stage remain indicative for the purposes of the Land Availability Assessment. It will be for the Local Plan process to identify how relevant constraints could be addressed through appropriate mitigation, including the assessment of sites through the Sustainability Appraisal and allocation of sites in the Local Plan and other associated Development Plan Documents. It could also be tested thoroughly through the development management process. The allocation of sites in the council's new Local Plan would only be proposed following more detailed site assessment work. For the purposes of the Local Plan Strategy and Site Allocations and Development Policies Document, the findings of this more detailed assessment work were set out in settlement reports, published as part of the evidence base for these plans.

3.29 For Gypsy and Traveller sites, the size and layout of existing traveller sites will be considered, as well as the Government's Good Practice Guide: Designing Gypsy and Traveller Sites (May 2008). Although the Good Practice Guide is dated and has been withdrawn, it does include useful design principles which are still relevant.

3.30 Sites and broad locations that are identified as not being suitable and available for development will not be considered achievable. Sites and broad locations that are identified as being suitable for development but not available may not be deliverable within the first five years but may be identified as being achievable later in the plan period.

Timescales

3.31 The timescale for the development potential and rate of development will be identified considering the size, scale and quantum of development. This will take into consideration evidence of lead-in times and build-out rates. Information from the site submissions, developers and other third parties will help inform timescales and development rates. The council's latest published evidence of lead in times with regards to housing is found in the Cheshire East Housing Monitoring Update Report 21/22 and is attached at Appendix 1.

Stage 3 Housing windfall assessment

3.32 The term 'windfall sites' is defined in the NPPF as "sites not specifically identified in the development plan[16].

3.33 The PPG outlines that a windfall allowance may be justified in the anticipated supply if a local planning authority has compelling evidence as set out in Paragraph 71 of the NPPF.

16 National Planning Policy Framework (July 2021) Glossary

"Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area'.[17]

3.34 The Land Availability Assessment, evidence of historic windfall delivery rates and expected future trends will be used to determine whether the application of a windfall allowance is justified in anticipated supply.

3.35 The Land Availability Assessment does not include sites which are less than 5 dwellings (net), therefore a windfall allowance will be included for smaller developments falling below the defined Land Availability Assessment threshold of 5 dwellings. The annual windfall allowance will be determined by applying a trend-based approach based on an analysis of completions over a period of 10 years.

Stage 4: Assessment review

3.36 Once sites and broad locations have been assessed, an indicative trajectory will be produced setting out how much housing and economic development can be provided across the plan area and at what point in the future it could be delivered. It may be the case that much of this development would only be capable of coming forward subject to significant policy changes. The indicative trajectory should therefore be treated with significant caution.

3.37 The indicative trajectory will outline the forecasted delivery of development in three timeframes as set out in the PPG17: 0-5 years, 6-10 years and 11 years and beyond.

Stage 5: Final evidence base

3.38 The Land Availability Assessment will, as a minimum, include the following information in accordance with the PPG[18]:

- A list of all sites or broad locations considered, cross-referenced to their locations on maps.
- An assessment of each site or broad location including:
  - An assessment of the suitability, deliverability/ developability of each site. Where sites have been discounted, reasons will be given.
  - Where sites are considered suitable, available and achievable, the potential type and quantity of development, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when.
  - An indicative trajectory of anticipated development based on the evidence available.

17 National Planning Policy Framework (July 2021) Paragraph 71

18 Planning Practice Guidance: Housing and Economic Land Availability Assessment, Paragraph: 026 Reference ID: 3-026-20190722

3.39 The assessments will be made publicly available in an accessible form.

3.40 The Land Availability Assessment will be used alongside a suite of relevant technical reports and analysis, to inform the development strategy for the plan area and subsequently, to inform the site selection process and formation of policy criteria. It may also be used to identify available land for inclusion in the Part 1 Brownfield Land Register.

Appendix 1: Lead in times and build rates

Forecasting approach summary: Housing monitoring Update 2021/22			Gross Dwellings Permitted												
			Less than 10	10-11	12-20	21-30	31-35	36-70	71-100	101-150	151-180	181-200	201-280	281-400	400+
Site status	Under construction	Lead in time to first completion	All delivered within five years	Start at 2022/23											
		Build Rate p/a		10	12	15	16	19	24	26	33	38	39	56	Housebuilder history at similar sized sites
				Housebuilder history at similar sized sites											
				Median build rates based on completion history											
	Full Permission / Reserved Matters	Lead in time to first completion	All delivered within five years	Start at 2023/24											
		Build Rate p/a		10	12	15	16	19	24	26	33	38	39	56	Housebuilder history at similar sized sites
				Housebuilder history at similar sized sites											
	Outline Permission	Lead in time to first completion	All delivered within five years	Bespoke lead in time (where clear evidence that site is deliverable)											
		Build Rate p/a		10	12	15	16	19	24	26	33	38	39	56	Housebuilder history at similar sized sites
				Housebuilder history at similar sized sites											
	Resolution to grant permission (awaiting s.106) Allocated sites without permission Brownfield Register sites without permission	Lead in time to first completion		Bespoke lead in time (where clear evidence that site is deliverable)											
		Build Rate p/a	All delivered within five years	10	12	15	16	19	24	26	33	38	39	56	Housebuilder history at similar sized sites
				Housebuilder history at similar sized sites											

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APPENDIX P

New local plan for Cheshire East

Draft Sustainability Appraisal Scoping Report

March 2024

Open Fair Green

Cheshire East Council

Front cover images (clockwise from top-left):

- Crewe Market Hall and Municipal Buildings
- Arclid north plant site and lake (image supplied by Bathgate Silica Sand Ltd)
- Jodrell Bank Observatory
- Lamberts Lane Bridge, Congleton
- Tabley Park, Northwich Road, Knutsford

Contents

1 **Introduction** 5

What is the Sustainability Appraisal? 5

What is this Report? 6

The new local plan 6

2 **How is the Sustainability Appraisal performed?** 7

3 **Stage A1: Related plans and policies** 8

4 **Stage A2: Baseline information** 10

Biodiversity, flora and fauna 11

Population and human health 14

Water and soil 19

Air 23

Climatic factors 24

Transport 26

Cultural heritage and landscape 28

Social inclusiveness 30

Economic development 36

Conclusion 41

Difficulties in collecting data and limitations of the data 41

5 **Stage A3: (Part 1) Issues** 42

6 **Stage A3: (Part 2) Objectives** 45

Coverage of objectives 46

Compatibility of objectives 46

7 **Stage A4: Sustainability Appraisal Framework** 49

8 **Next steps** 54

Consulting relevant authorities 54

Contacting the Strategic Planning Team 54

A **Appendix A: Related plans and policies** 55

B **Appendix B: Issues and objectives** 82

C **Appendix C: Regulatory requirements** 86

D **Appendix D: Glossary of terms** 89

1 Introduction

What is the Sustainability Appraisal?

1.1 Sustainability Appraisal (SA) is a process to assess the social, environmental and economic impacts of a plan, and is performed alongside the production of the Plan.

1.2 The National Planning Policy Framework September 2023 (NPPF) (¶7) states that 'the purpose of the planning system is to contribute to the achievement of sustainable development'. NPPF ¶8 sets out the three overarching objectives to achieve sustainable development – economic, social, and environmental.

1.3 SA is required under:[1]

- the Planning and Compulsory Purchase Act, 2004
- the Environmental Assessment of Plans and Programmes Regulations 2004,[2] which places an obligation on the council to undertake a Strategic Environmental Assessment on land use and spatial plans

1.4 The NPPF (¶32) requires that 'local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains)'. Planning Practice Guidance (PPG) provides clarity on the need for SA and Strategic Environmental Assessment in relation to plan development.

1.5 The integrated SA also incorporates the requirements of:

- **Strategic Environmental Assessment:** An assessment of the environmental implications of a plan. The purpose of this assessment is to 'identify, describe and evaluate the likely significant effects on the environment of (a) implementing the plan; and (b) reasonable alternatives, taking into account the objectives and geographical scope.'[3] As Strategic Environmental Assessment is integrated into the SA, there is a need to make sure it addresses all the requirements of this process. This is achieved by using a checklist, available in Appendix C of this Report.
- **Equality Impact Assessment:** A tool for identifying the potential impact of a plan on those who live, work or access the borough. The Assessment also makes sure that the new local plan fulfils the requirements of anti-discrimination and equalities legislation.
- **Health Impact Assessment:** Predicts the health consequences of implementing a plan. It also identifies ways to enhance positive and minimise or avoid negative health impacts.
- **Rural Proofing Assessment:** The process of scrutinising a plan to make sure that impacts on rural areas are fully considered.

1 The Levelling Up and Regeneration Act received Royal Assent on 26/10/23. The Act contains the requirement for an Environmental Outcomes Report to be produced as part of plan-making. However, in the absence of regulations it is considered that the production of an SA Scoping Report is appropriate as it helps to determine issues facing the borough that will need to be considered through local plan policies and objectives.

2 Commonly referred to as the 'Strategic Environmental Assessment Regulations'.

3 The Environmental Assessment of Plans and Programmes Regulation, 2004

1.6 In addition to the SA, the new local plan will be subjected to a Habitats Regulations Assessment (HRA). This is required under the Conservation of Habitats and Species Regulations 2017 (Habitats Regulations) and seeks to identify the potential of the new local plan to impact upon the national site network (Special Protection Areas and Special Areas of Conservation) and Ramsar Sites. The council will undertake all the relevant HRA requirements to support the future development of the new local plan.

1.7 SA and other associated forms of appraisal help to make sure that a plan delivers development that balances social, environmental, and economic considerations.

What is this Report?

1.8 This Report is the Draft Sustainability Appraisal Scoping Report of the new local plan (SA Scoping Report), and its purpose is to identify the scope and methodology for the appraisal of the new local plan.

1.9 The Report will:

- identify the key social, environmental and economic issues facing Cheshire East
- develop a series of social, environmental and economic objectives for Cheshire East, based on the issues facing the borough and the objectives of national, regional and local plans, policies and programmes
- develop a series of tools for the assessment of the sustainability of the new local plan

The new local plan

1.10 The new local plan will outline the development plan for Cheshire East. It will set out the vision, objectives, spatial strategy, and policies for the development of the area over a specified plan period. The new local plan will also assist in the delivery of the Cheshire East Corporate Plan 2021-2025. [4]

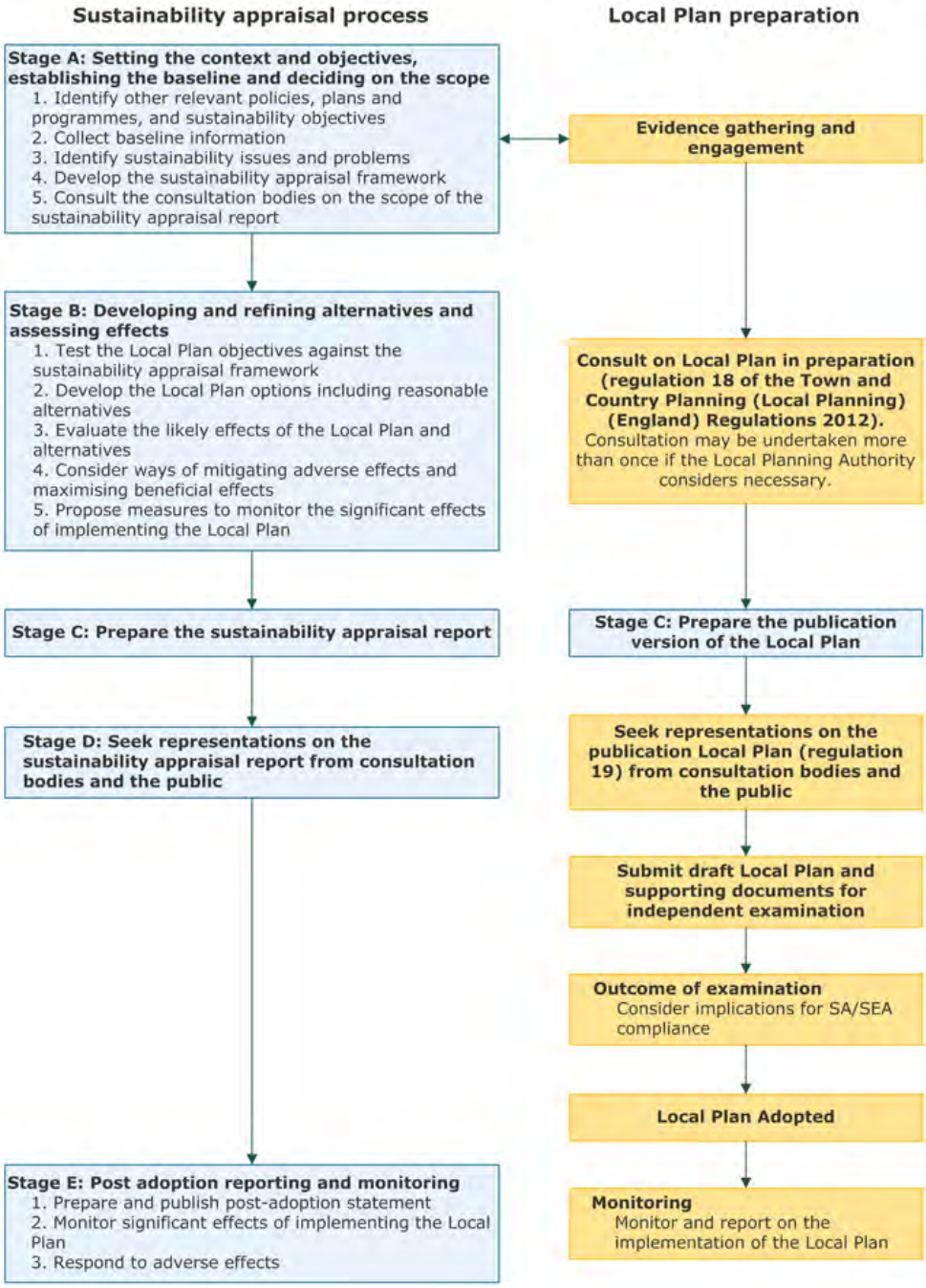
1.11 The new local plan is intended to replace the Local Plan Strategy (LPS), and the Site Allocations and Development Policies Document. There may also be an option to replace the Cheshire Replacement Minerals Local Plan (1999) and the Cheshire Replacement Waste Local Plan (2007), which this Report reflects.

4 https://www.cheshireeast.gov.uk/council_and_democracy/your_council/council_finance_and_governance/corporate-plan.aspx

2 How is the Sustainability Appraisal performed?

2.1 The SA is performed in five stages, which are carried out alongside the preparation of the local plan. The key stages of local plan preparation[5] and their relationship with the SA process are show in Figure 2.1.[6]

Figure 2.1 SA and local plan stages



5 The Levelling Up and Regeneration Act 2023 has introduced new stages in the preparation of local plans, however there are yet to be any regulations published.

6 PPG Paragraph: 013 Reference ID: 11-013-20140306 https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/580027/sea1_013.Pdf, accessed 8/12/23

3 Stage A1: Related plans and policies

3.1 The SA process requires the review of relevant policies, plans and programmes. The purpose of this review is to:

- identify any external social, environmental or economic objectives that should be taken into account in the SA
- identify other external factors, including sustainability issues, which might influence the preparation of the new local plan
- determine whether other policies, plans and programmes might give rise to cumulative effects, either positive or negative, when combined with the new local plan
- make sure that the new local plan and its SA are in line with the requirements of relevant policies, plans and programmes and through this identify inconsistencies or constraints that will need to be addressed
- identify sustainability objectives, key indicators, and baseline data that should be reflected in the SA
- suggest ideas as to how any constraints can be addressed, and to help identify the sustainability objectives

3.2 A detailed list of policies, plans and programmes that have been identified as part of this review is set out in Appendix A of this Report, and include national, regional and local policies, plans and programmes. The large range of international plans are considered to have been covered by national plans. Table 3.1 Includes a list of the regional/sub-regional and local policies, plans, and programmes that are reviewed in Appendix A of this Report.

Table 3.1 Regional/sub-regional and local policies, plans and programmes

Regional/sub-regional policies, plans and programmes
Draft Regional Plan for consultation: Water Resources West (2022)
Strategic and Economic Plan. Cheshire and Warrington Matters (2017)
North West River Basin District River Basin Management Plan (2022)
North West River Basin District Flood Risk Management Plan 2021 to 2027
Cheshire Historic Landscape Characterisation Project (2007)
Cheshire Historic Towns Survey (2003)
Local Plans of adjacent Authorities
Local Transport Plans of adjacent Authorities
Places for everyone submission plan, (2021)
Shaping the future of water in the North West from 2025

Local policies, plans and programmes
Connected Communities Strategy 2021-2025
Cheshire East Council Corporate Plan 2021-2025
Cheshire East Local Transport Plan 2019-2024
Cheshire East Rights of Way Improvement Plan (2011)
Rights of Way Improvement Plan Implementation Plan 2015
Housing Strategy 2018 to 2023
Homelessness and Rough Sleeping Strategy 2021-2025
Vulnerable and Older Persons' Housing Strategy 2020-2024
Cheshire East Borough Council Air Quality Action Plan 2020-2025
Local Air Quality Strategy for Cheshire East Council 2018
Low Emission Strategy (2018)
Cycling Strategy 2017-2027
2023-2028 Cheshire East Visitor Economy Strategy
Crewe Town Centre Regeneration Delivery Framework for Growth (2015)
A Cultural Strategy for Crewe 2019-29
Macclesfield Town Centre Regeneration Framework (2019)
Macclesfield Heritage and Culture Strategy (2014)
Village design statements produced in Cheshire East
Neighbourhood plans made in Cheshire East
Cheshire East local plan evidence base documents
Cheshire East Council Municipal Waste Management Strategy to 2030 (2014) revised 2020
Jodrell Bank Observatory Management Plan (2019)
Conservation area appraisals
Local List of Historic Buildings Supplementary Planning Document (2010)
Environment Strategy 2020-24
The joint local health and wellbeing strategy for the population of Cheshire East 2023/28
Cheshire East Local Aggregate Assessment 2023
Cheshire East Rural Action Plan 2022-26

4 Stage A2: Baseline information

4.1 The SA process requires the collection of baseline information focusing on the social, economic, and environmental characteristics of the borough. This information is collected to:

- identify current baseline conditions in the area
- find out trends in the data for the area
- identify sustainability problems and opportunities
- identify ways of dealing with problems and taking opportunities that exist in the area
- predict likely effects resulting from the implementation of the new local plan
- inform the development of the new local plan

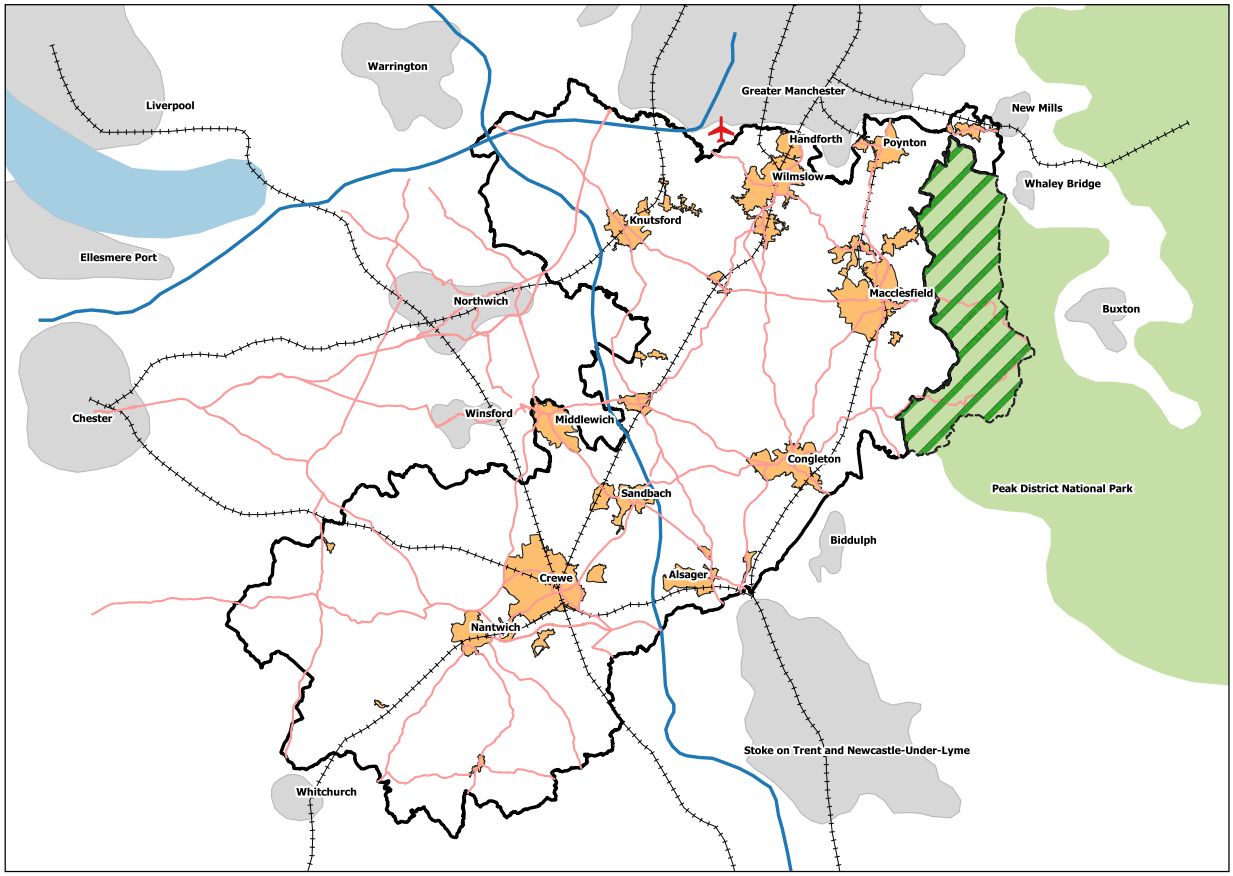
4.2 Once the new local plan is implemented, selected baseline data will also provide the basis for monitoring the sustainability effects resulting from the plan. This list is subject to revision as the plan progresses. Monitoring is performed to enable a clearer understanding of how situations are changing and will assist in identifying problems and alternative ways of dealing with them.

4.3 The baseline data collected for Cheshire East has been classified into nine topics, reflecting key areas for consideration identified in the Strategic Environmental Assessment guidance, and are either social, environmental, or economic. These are:

- biodiversity, flora and fauna (environmental)
- population and human health (social)
- water and soil (environmental)
- air (environmental)
- climatic factors (environmental)
- transport (environmental)
- cultural heritage and landscape (environmental)
- social inclusiveness (social)
- economic development (economic)

4.4 The borough of Cheshire East is bounded by Cheshire West and Chester to the west, Warrington and the Manchester conurbation to the north, Shropshire and The Potteries conurbation to the south, and the Peak District National Park to the east. Figure 4.1 shows the borough in its context.

Figure 4.1 Cheshire East in context



4.5 Cheshire East contains four categories of settlement: principal towns (PTs), key service centres (KSCs), local service centres (LSCs), and other settlements and rural areas (OSRA).

4.6 The two PTs are Crewe and Macclesfield; the KSCs are Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow; the LSCs are Alderley Edge, Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Mobberley, Prestbury, Shavington and Wrenbury; the OSRA are the remaining settlements/areas in the borough.

Biodiversity, flora and fauna

4.7 The borough benefits from a diverse range of flora and fauna, much of which require conservation due to threats to their numbers nationally. There are several species and habitats that are considered conservation priorities in Cheshire (in addition to England's priorities). These local priority species and habitats are set out in Table 4.1.[7]

Table 4.1 Cheshire local biodiversity action plan (local priority) species and habitats (2023)

Category	Species/habitats
Birds	Barn owl, black necked grebe.

7 https://www.cheshirewildlifetrust.org.uk/wildlife/priority-species-and-habitats

Category	Species/habitats
Invertebrates	Club-tailed dragonfly, cuckoo bee, downy emerald, lesser silver water beetle, mining bee, ringlet, sand wasp, variable damselfly.
Mammals	Atlantic grey seal, common pipistrelle, whiskered, brandts, daubentons, leislers, natterers, serotine.
Plants	Black poplar, bluebell, isle of man cabbage, ivy-leaved water-crowfoot, mackay's horsetail, river water-crowfoot, rock sea-lavender.
Local priority habitats	Dry stone walls, gardens and allotments, limebeds, roadside verges, waxcap grasslands.

4.8 The flora and fauna exist in a range of varying environments, many of which have received some form of environmental designation in recognition of their importance.

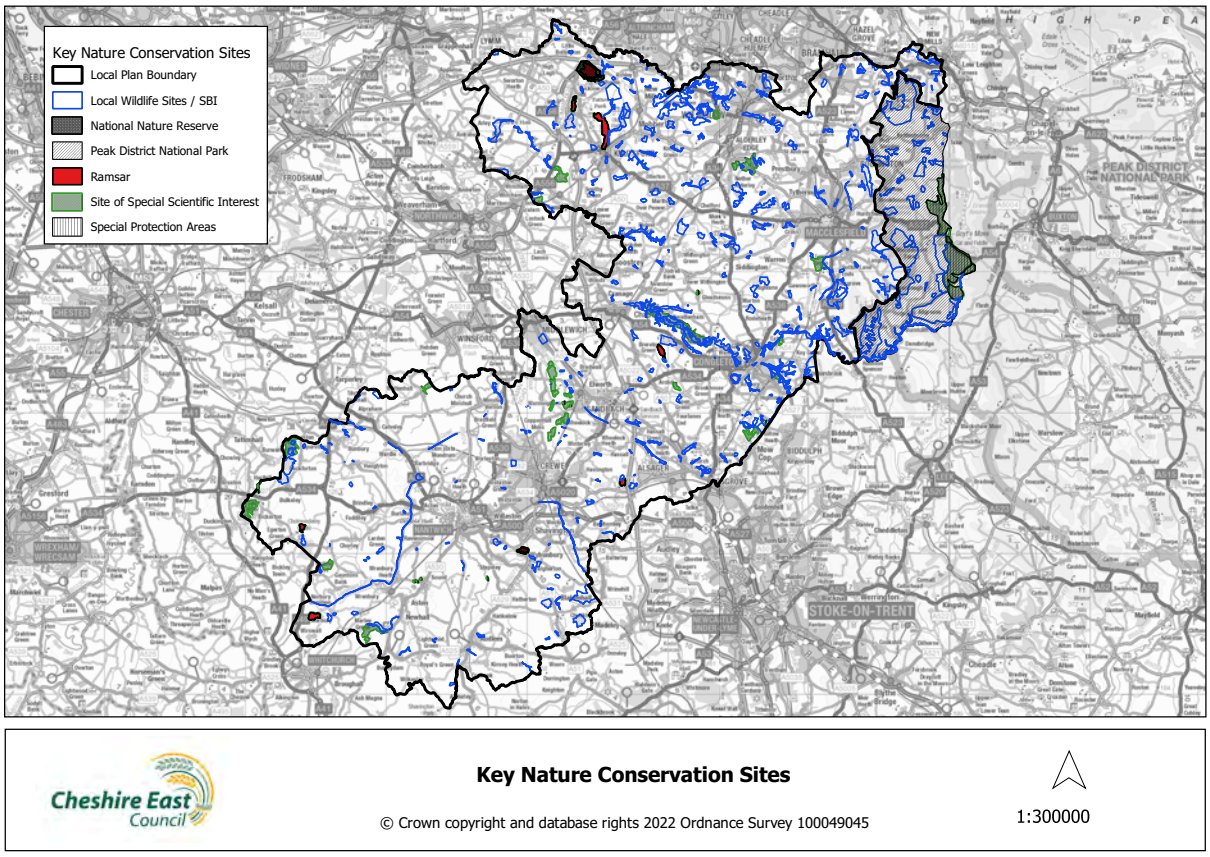
4.9 The most prominent environmental designations in Cheshire East (2023) are:

- 400 **local wildlife sites** - locally valued sites of biological diversity[8]
- 23 **local geological sites** - locally valued sites of geological or geomorphological value[8]
- eight **local nature reserves** - locally important sites established to protect the most important areas of wildlife habitat and geological formations in Britain[9]
- 33 **sites of special scientific interest** - nationally important sites, designated as they are felt to represent the very best wildlife and geological sites in the Country[10]
- two **national nature reserves** - nationally important sites established to protect the most important areas of wildlife habitat and geological formations in Britain[11]
- one **special protection area** - designated because of its importance as a habitat for rare and vulnerable birds and is of international importance[12]
- two **special areas of conservation** - designated due to their potential to contribute towards the conservation of habitats and species identified as requiring conservation at a European level (excluding birds). These sites are internationally valued[13]
- three **Ramsar** designations -wetlands of international importance designated under the Ramsar Convention[14]
- one **national park** designation (Peak District National Park) - due to its outstanding beauty, and its ecological, archaeological, geological and recreational value[15]

4.10 The distribution of key environmental designations is illustrated in Figure 4.2.

8 Cheshire East Council Environmental Planning Team
9 Cheshire East Council Environmental Planning Team https://www.cheshireeast.gov.uk/environment/heritage_natural_environment/nature_conservation/nature_conservation.aspx
10 Natural England https://designatedsites.naturalengland.org.uk/SiteList.aspx?siteName=&countyCode=5&responsiblePerson=&DesignationType=SSSI
11 Natural England
12 https://jncc.gov.uk/our-work/special-protection-areas/
13 https://jncc.gov.uk/our-work/special-areas-of-conservation/
14 https://jncc.gov.uk/our-work/ramsar-sites/#england
15 Peak District National Park

Figure 4.2 Key nature conservation sites in Cheshire East (2022)



4.11 There are several issues that are currently affecting European sites within the influence of the new local plan:[16]

- hydrological changes
- inappropriate water levels
- water pollution
- managed rotational burning
- low breeding success/poor recruitment
- inappropriate management practises
- public access/disturbance
- air pollution: impact of atmospheric nitrogen distribution
- wildfire/arson
- vehicles
- overgrazing
- undergrazing
- invasive species
- changes in species distributions
- inappropriate scrub control
- game management: pheasant rearing
- forestry and woodland management

16 Site improvement plans: North West (Natural England) http://publications.naturalengland.org.uk/category/6329101765836800

- habitat fragmentation
- fertiliser use
- inappropriate weirs, dams and other structures
- disease
- climate change
- direct impact from third party
- planning permissions
- peat extraction
- siltation

Key issues

- there are local priority species and habitats in the borough, most of which need conservation measures due to threats to their numbers
- there are habitats and species identified as requiring conservation at a European level in the borough boundary, as well as Ramsar sites

Summary of future baseline

4.12 Habitats and species have the potential to come under increasing pressure from the provision of new housing, employment, and infrastructure in the borough, including at designated sites. This could be from increased disturbance (recreational, noise and light induced) and atmospheric pollution, as well as the loss of habitats and fragmentation of biodiversity networks. The loss and fragmentation of habitats will be exacerbated by the effects of climate change, which has the potential to lead to changes in the distribution and abundance of species and changes to the composition and character of habitats.

Population and human health

4.13 Cheshire East has a population of 406,500 (2022);[17] 51.0% (207,300) are female and 49.0% (199,200) are male. The borough has a population density of 3.4 people per hectare (2022).[18]

4.14 0-15 year-olds make up 17.5% of the population (lower than the North West, and England and Wales figures of 18.7% and 18.5% respectively). 22.5% of Cheshire East residents are aged 65 and above – a much higher figure than in the North West (18.8%) or England and Wales (also 18.8%). The proportions of the population in all older age groups (45-54, 55-64, 65-74, 75-84 and 85 and above) are all higher in Cheshire East than in the North West or England & Wales as a whole. Conversely, all the younger age groups (0-15, 16-24, 25-34 and 35-44) make up a lower share of the population in Cheshire East than in the North West or England and Wales; this is particularly so for the 16-24 and 25-34 bands. The population estimates also indicate that Cheshire East

17 Office for National Statistics (ONS) mid-year population estimates up to mid-2022 (November 2023 release). ONS Crown Copyright.

18 ONS mid-year population estimates up to mid-2022 (November 2023 release). ONS Crown Copyright.

has an ageing population: for example, between 2012 and 2022, the population aged 65 and above grew by 21.5%, whilst the number aged 16-64 increased only 5.5% and the 0-15 population rose by only 7.7%.[19]

4.15 Current population forecasts indicate that Cheshire East's population will increase by 58,000 between 2010 and 2030, leading to an overall population figure of 427,100.[20]

4.16 There is generally less ethnic diversity amongst Cheshire East's population than in many other parts of the UK. The 2021 Census results indicate that 89.6% of residents are White British (compared to figures of 81.2% and 74.4% for the North West, and England and Wales respectively). A further 4.8% are from Other White groups, 2.4% are Asian/Asian British, 0.6% are Black/Black British, 1.8% are of mixed/multiple ethnicity and 0.8% are from other ethnic groups.[21]

4.17 The 2021 Census results show that most of the borough's population is Christian (54%, compared to 53% for the North West and 46% for England and Wales). However, a large minority (38%) say they have no religion (as do 33% in the North West and 37% in England and Wales). Of the remainder, 5% did not answer the Census question on religion, 1.0% are Muslim, 0.5% are Hindu and the proportions made up by other religious groups (Buddhist, Jewish, Sikh and other religions) are each 0.5% or less.[22]

4.18 In 2022, 6,200 children aged under 16, or 9.0% of all children in this age group, were living in low-income families (down from 6,300 children, or 9.1%, in 2021). This is lower than the proportion for the UK as a whole (15.3%).[23]

4.19 Life expectancy for both men and women in 2018-20 was higher than the England average, at 80.3 and 83.8 years respectively.[24] This is a slight improvement for men from 2016-18, but a slight decline for women from the same period. However, the inequality in life expectancy at birth for males in Cheshire East is 9.5 years and for females 7.2. This is the difference in life expectancy between Lower layer Super Output Areas (LSOAs) in the most deprived deciles compared with those in the least deprived.[25]

19 ONS mid-year population estimates up to mid-2022 (November 2023 release). ONS Crown Copyright.

20 Population forecasts produced by Opinion Research Services (ORS) for the Cheshire East Housing Development Study 2015, ORS, June 2015

21 Table TS021 (Ethnic group), 2021 Census, ONS Crown Copyright.

22 Table TS030 (Religion), 2021 Census, ONS. ONS Crown Copyright.

23 Children in Low Income Families: local area statistics, United Kingdom, financial years ending 2015 to 2022, Department for Work and Pension (DWP), March 2023. The figures reported here relate to absolute low income. Absolute low income is defined as a family in low income Before Housing Costs in the reference year in comparison with incomes in financial year ending 2011. A family must have claimed Child Benefit and at least one other household benefit (Universal Credit, tax credits, or Housing Benefit) at any point in the year to be classed as low income in these statistics.

24 Public Health Outcomes Framework. https://fingertips.phe.org.uk/public-health-outcomes-framework#page/1/gid/1000049/pat/15/ati/502/are/E06000049/iid/90362/age/1/sex/1/cat/-1/ctp/-1/yrr/3/cid/4/tbm/1

25 Public Health Outcomes Framework https://fingertips.phe.org.uk/public-health-outcomes-framework#page/1/gid/1000049/pat/15/ati/502/are/E06000049/iid/90362/age/1/sex/1/cat/-1/ctp/-1/yrr/3/cid/4/tbm/1

4.20 The report accompanying the latest sub-regional fuel poverty data (the 2021 data published in 2023) notes that "Estimates at the sub-regional level should only be used to look at general trends and identify areas of particularly high or low fuel poverty. They should not be used to identify detailed trends over time." Therefore, the commentary that follows does not assess changes over time.

4.21 Based on the Low Income High Costs (LIHC) indicator of fuel poverty,[26] 16,400 (9.8%) of Cheshire East's 167,000 households were in fuel poverty in 2018. This is below the proportions for the North West (12.1%) and England (10.3%).[27]

4.22 More recent data are available (up to 2021), but these are based only on the Low Income Low Energy Efficiency (LILEE) indicator,[28] for which statistics are available only for 2019 onwards. Based on the LILEE measure, 20,800 (11.6%) of Cheshire East's 178,500 households were in fuel poverty in 2021, which is below the proportions for the North West (14.6%) and England (13.1%).[29] The number of people of working age (16-64) who are classified as Equality Act core or work limiting disabled[30] is 44,500 (20.1% of working age residents) as of 2022/23, which is lower than in the North West (27.2%) or UK (24.8%) and is down from 51,200 (23.0%) in 2021/22.[31]

4.23 According to the 2021 Census data Cheshire East residents aged 16 and above, 163,200 (49.5%) were married, of whom 800 (0.2%) were in a same-sex marriage. A further 600 (0.2%) were in registered civil partnerships (of which 400 were same sex and 200 opposite sex civil partnerships). 6,700 residents (2.0% of the 16 and above age group) were separated but still legally in a marriage or civil partnership.[32]

4.24 There were 4,798 conceptions[33] in 2021, which is an increase on the previous year's figure (4,718 in 2020).[34]

26 The LIHC indicator considers a household to be fuel poor 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 poverty line.

27 'Sub-regional Fuel Poverty England 2020 (2018 data)' and 'Fuel Poverty Statistics England' data tables, Department for Business, Energy & Industrial Strategy (DBEIS) (now the Department for Energy Security and Net Zero (DESNZ)), April 2020: https://www.gov.uk/government/collections/fuel-poverty-statistics

28 The LILEE indicator considers a household to be fuel poor if: it is living in a property with an energy efficiency rating of band D, E, F or G as determined by the most up-to-date Fuel Poverty Energy Efficiency Rating Methodology; and its disposable income (income after housing costs and energy needs) would be below the poverty line.

29 'Sub-regional Fuel Poverty England 2023 (2021 data)' data tables, DESNZ, April 2023: https://www.gov.uk/government/collections/fuel-poverty-statistics

30 Work limiting disabled includes people who have a long-term disability which affects the kind of work or amount of work they might do (ONS, Nomis https://www.nomisweb.co.uk/forum/posts.aspx?tID=82&fID=2)

31 Annual Population Survey Apr 2021-Mar 2022 and Apr 2022-Mar 2023, ONS, NOMIS. ONS Crown Copyright.

32 Table TS002 (Legal partnership status), 2021 Census, ONS, NOMIS. ONS Crown Copyright.

33 Conceptions data combine information from registrations of births and notifications of legal abortions occurring in England and Wales for women who are usually resident there.

34 Table 5: Conceptions (numbers and rates) 1,2,3 and outcome: age of woman at conception and area of usual residence, 2009 to 2021. ONS. Crown Copyright 2023. ONS licensed under the Open Government Licence v. 3.0 https://www.ons.gov.uk/file?uri=/peoplepopulationandcommunity/birthsdeathsandmarriages/conceptionandfertilityrates/datasets/conceptionstatisticsenglandandwalesreferencetables/2021/conceptions2021dataset.xlsx

4.25 21.2% of Reception age children and 32.1% of Year 6 children were overweight or obese in 2022/23. This is similar to the England average for Reception, and lower for year 6. This equates to a 0.1% increase for reception and a 1.6% decrease for year 6 since the previous year.[35]

4.26 An estimated 9.4% of adults smoke (2022), which is significantly better than the England average, and is a decrease from the previous year (13.5% in 2021). In 2021/22 62.5% of adults in Cheshire East were classed as overweight or obese. This is similar to the national average of 63.8% and is an improvement on the 2018/19 figure of 64.9%.[36] During the same period, 67.3% of adults were physically active, which is the same as the national average and higher than the regional average. This is a decline from the 2018/19 figure of 68.3%.[37]

4.27 23 of Cheshire East's 234 LSOAs rank among the top (most deprived 20%) of English LSOAs for health deprivation and disability. 10 of these are in Crewe, four in Macclesfield, three in Congleton, two in Sandbach and one each in Alsager, Middlewich, Poynton and Wilmslow.[38]

4.28 Overall, incidence of and mortality from all cancers in Cheshire East is significantly lower than the England average, which is an improvement from 2018. Incidence of and mortality from lung cancer in Cheshire East is also significantly lower than the England average, though for breast and bowel cancer these rates are similar to England. However, this masks the differences across Cheshire East, with higher incidence and mortality rates for some cancers in more deprived areas.[39] In 2021 Cheshire East had lower rates of mortality from cardiovascular and respiratory disease in those aged under 75, when compared with England and the North West.[40]

4.29 The overall crime trend (for All Crime) in Cheshire East shows a decrease in 2022/23.[41] The number of violence, sexual offences, criminal damage, burglary, and public order offences have fallen, with all other offences recording an increase.

4.30 Table 4.2 displays crime trends from Cheshire Constabulary over the last 4 years and compares percentage changes between 2020/21 with 2022/23.

35 National Child Measurement Programme, NHS Digital, https://digital.nhs.uk/data-and-information/publications/statistical/national-child-measurement-programme/2022-23-school-year

36 Sport England Active Lives Survey, Public Health Outcomes Framework. https://fingertips.phe.org.uk/physical-activity#page/1/gid/1938133001/pat/15/ati/402/are/E06000049/iid/93881/age/168/sex/4/cat/-1/ctp/-1/yrr/1/cid/4/tbm/1

37 Sport England Active Lives Survey, Public Health Outcomes Framework. https://fingertips.phe.org.uk/profile/physical-activity/data#page/1/gid/1938132899/pat/6/ati/402/are/E06000049/iid/93014/age/298/sex/4/cat/-1/ctp/-1/yrr/1/cid/4/tbm/1

38 English Indices of Deprivation 2019, Ministry of Housing, Communities and Local Government (MHCLG), September 2019.

39 Public Health England, Public Health Outcomes Framework. https://fingertips.phe.org.uk/search/cancer

40 Public Health England, Public Health Outcomes Framework. https://fingertips.phe.org.uk/mortality-profile#page/1/gid/1938133009/pat/6/ati/402/are/E06000049/iid/108/age/163/sex/4/cat/-1/ctp/-1/yrr/1/cid/4/tbm/1/page-options/car-do-0

41 Cheshire Constabulary

Table 4.2 Number of crimes

Type of crime	2019/20	2020/21	2021/22	2022/23	Annual % change
Violence/person	12,457	12,261	13,571	12,432	-8.39
Drug offences	447	621	520	586	12.69
Sexual offences	862	881	1,190	1,171	-1.60
Robbery	180	115	117	144	23.08
Criminal damage and arson	3,247	2,520	2,580	2,347	-9.03
Burglary	1,667	1,386	1,265	1,216	-3.87
Vehicle offences	1,422	739	941	964	2.44
Possession/weapons	114	88	113	217	92.04
Public order	5,040	4,513	4,677	4,028	-13.88
Theft/stolen goods	5,144	3,472	3,648	3,943	8.09
Other offences	586	589	516	637	23.45
Total	31,166	27,185	29,138	27,685	-4.99

Key issues

- the borough has an ageing population
- there is limited ethnic diversity in the borough
- generally, the health of the borough's population is varied and correlates with deprivation in some areas
- the proportion of overweight or obese Reception age children has increased
- there is an association between deprivation and health inequality reflected in higher incidences and mortality rates for some cancers in more deprived areas
- there has been a decrease in the number of reported crimes

Summary of future baseline

4.31 Population increases experienced in the borough are likely to continue. Population trends are likely to result in a further increase in the proportion of older people in the borough.

4.32 Broadly speaking, the health of the population in the borough is varied and this trend is likely to continue. Ongoing budget pressures to community services have the potential to impact health and wellbeing over the longer term.

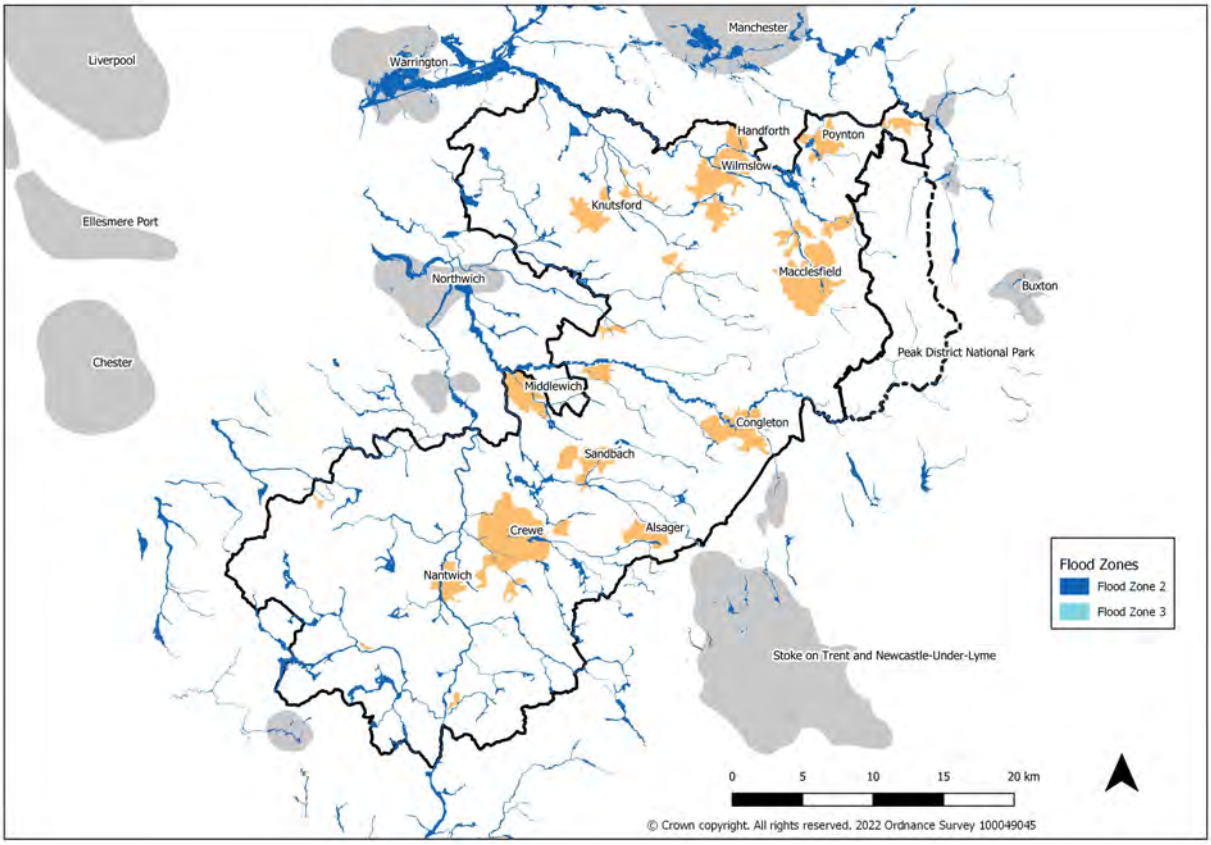
4.33 Obesity is seen as an increasing issue by health professionals, and one that will contribute to significant health impacts for individuals, including increasing the risk of a range of diseases (heart disease, diabetes and some forms of cancer).

4.34 The borough has an ageing population; this trend is likely to continue and has the potential to increase pressures on healthcare services.

Water and soil

4.35 Cheshire East has a diverse aquatic environment focused on the range of larger and smaller rivers in the borough. Some of the borough's larger rivers include the Weaver, Wheelock, Croco, Dean, Bollin, and Dane. The location of these and other rivers and their tributaries, along with the areas of flood risk is indicated in Figure 4.3.

Figure 4.3 Main Rivers and areas of flood risk in Cheshire East



4.36 The North West River Basin District River Basin Management Plan[42] describes the challenges that threaten the water environment and how these challenges can be managed. Public bodies, partnership groups, voluntary groups and water companies develop and implement catchment and local delivery plans to help achieve multiple outcomes, including the environmental objectives of the river basin management plans. These include catchment restoration plans produced by catchment partnerships.

4.37 Cheshire East is in two river catchment areas; these are the Weaver Gowy and the Upper Mersey. The relevant catchment partnerships have identified catchment challenges for both river catchment areas:[43]

42 https://www.gov.uk/guidance/north-west-river-basin-district-river-basin-management-plan-updated-2022

43 https://environment.data.gov.uk/catchment-planning/v/c3-plan/CatchmentPartnerships#North%20West

- Weaver Gowy - pollution from agriculture and rural areas, wastewater, and physical modifications
- Upper Mersey – physical modifications, pollution from agriculture and rural areas, and changes to the natural flow and water levels

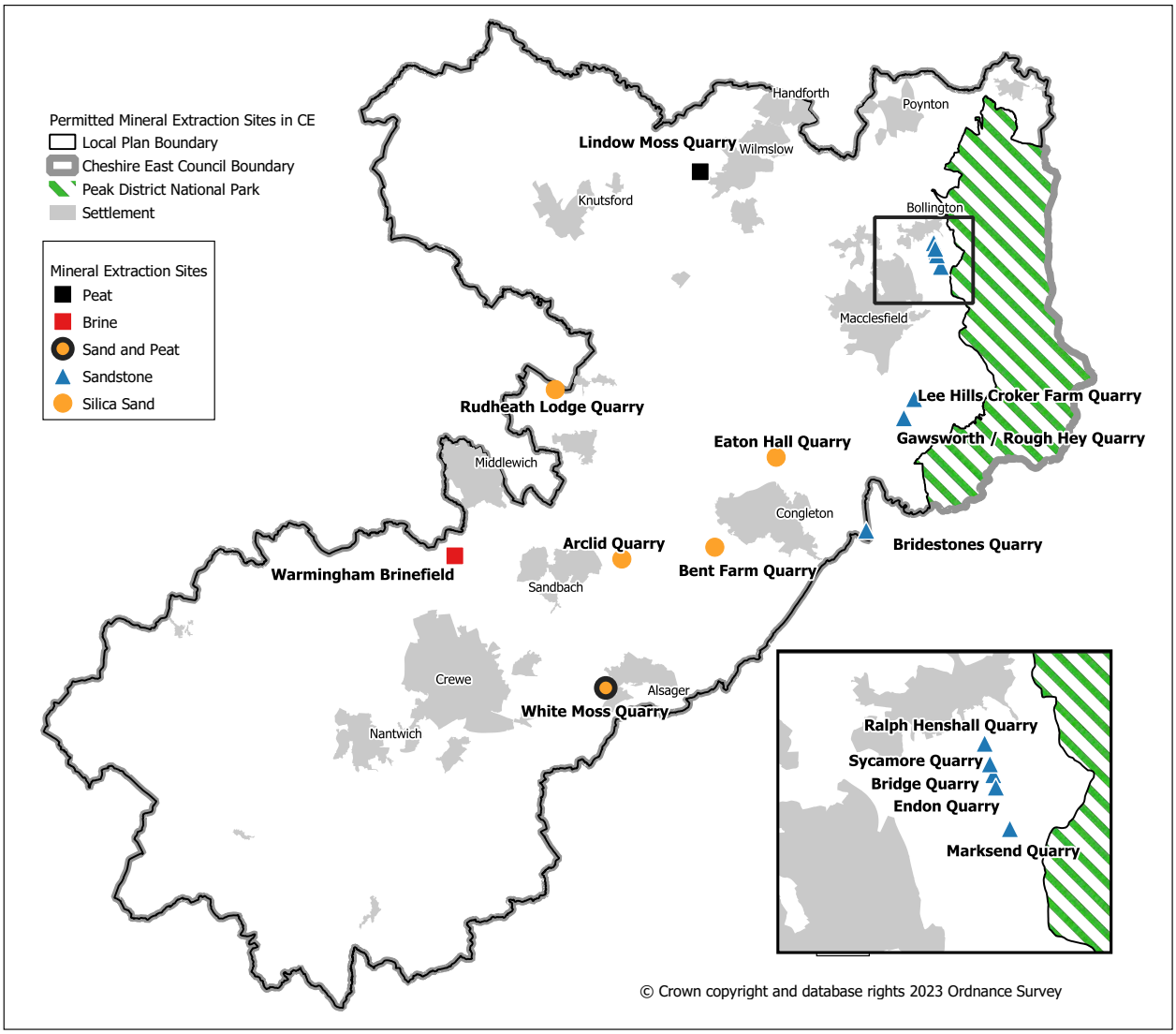
4.38 In terms of river quality, ecological river quality in 2019 is broadly the same as that in 2016 from 3% good, 57% moderate, 32% poor and 8% bad to 3% good, 56% moderate, 32% poor and 9% bad. In 2016 chemical river quality was 98% good and 2% fail.[44] For the 2019 assessment of chemical status the Environment Agency changed some methods and increased the evidence base. Due to these changes, all water bodies now fail chemical status and this assessment is not comparable to previous years assessments. The chemical status/health of rivers (relative to previous years) in Cheshire East is therefore unknown.[45]

4.39 Natural England have advised the council that nutrient pollution is having an adverse effect on the West Midlands Mosses special area of conservation, and Rostherne Mere Ramsar. In freshwater habitats and estuaries, poor water quality due to nutrient enrichment from elevated nitrogen and phosphorus levels is one of the primary reasons for habitats sites being in unfavourable condition. Excessive levels of nutrients can cause the rapid growth of certain plants through the process of eutrophication. The effects of this look different depending on the habitat, however in each case, there is a loss of biodiversity, leading to sites being in 'unfavourable condition'. To achieve the necessary improvements in water quality, it is becoming increasingly evident that in many cases substantial reductions in nutrients are needed. In addition, for habitats sites that are unfavourable due to nutrients, and where there is considerable development pressure, mitigation solutions, such as nutrient neutrality are likely to be needed to enable new development to proceed without causing further harm. Nutrient neutrality is an approach that enables decision makers to assess and quantify mitigation requirements of new developments. It allows new developments to be approved with no net increase in nutrient loading within the catchments of the affected habitats site.

4.40 The underlying geology of Cheshire means that there is a broad range of mineral deposits and resources present. Within Cheshire East, these include clay, peat, coal, hydrocarbons, salt, sandstone, and sand. Not all minerals present in the borough are currently worked; mineral resources presently extracted in Cheshire East include silica (or industrial) sand, construction sand and gravel, and sandstone (this is mostly used to supply small quantities of building and dimension/ornamental stone rather than crushed rock for aggregate purposes), salt (brine) and peat. Permitted mineral extraction sites (mineral reserves) are situated across the borough.[46] The location of these sites is indicated in Figure 4.4.

44 Environment Agency (EA) https://environment.data.gov.uk/catchment-planning/RiverBasinDistrict/12
45 https://environment.data.gov.uk/catchment-planning/help/usage#chemical-status
46 Cheshire East Council Strategic Planning Service

Figure 4.4 Permitted mineral sites in Cheshire East (2023)



4.41 The most recent Local Aggregate Assessment (LAA) 2023 reports on the sales of primary land-won aggregates (sand and gravel, and crushed rock). Sales of aggregate sand and gravel was 0.15 million tonnes (mt) at the end of 2022, the lowest figure for the last 10 years. Since the start of the plan period in 2010 sales have fluctuated with the overall trend being one of a steady decline from 0.42mt in 2010 to a low point in 2011 of 0.26mt, followed by a steady rise to a peak in 2014 of 0.75mt. Yearly sales since 2014 have continued to fluctuate rising in 2018 to 0.55mt and lower sales recorded in 2019 of 0.24mt. Since 2019 there has continued to be a decline, which could be due in part to the impacts of both Brexit and COVID-19.[47] The reserves of aggregate sand in 2022 were 1.9mt, providing a landbank of 4.11 years, which is less than the at least 7 years requirement in national planning policy and guidance. Whilst there is a crushed rock reserve of about 4.86mt, the quarry operations and past sales are very small and largely supply the local building/dimension and ornamental stone markets rather than supplying the crushed rock market. Cheshire East rely on the import of aggregate crushed rock from outside of the borough to meet its needs.

47 Cheshire East Local Aggregate Assessment 2023 LAA 2023 Cheshire East MPA Area https://www.cheshireeast.gov.uk/planning/spatial-planning/research_and_evidence/aggregate-mineral-supply.aspx

4.42 Cheshire East (10.9%) has proportionately more grade 1 and 2 land than the North West (7.4%), but less than England (17.4%). In terms of grade 3 land however, the borough (67.4%) has proportionately more than both the North West (34.8%) and England (49.6%). In total, Cheshire East has proportionately more grade 1, 2 and 3 land than the North West and England.[48]

4.43 As a waste planning authority, Cheshire East, through the Waste Needs Assessment (WNA 2023) quantifies and characterises all the waste streams arising in the plan area[49] and identifies which are the principal waste streams that require the production of forecasts or estimates of the amount of waste that needs to be managed for the plan period. Account is also taken of the potential contribution of the existing available waste management capacity in Cheshire East. The current plan period for the WNA is 2021 to the end of 2041, however information within this is likely to be revisited or refreshed in the future as the new local plan is progressed.

4.44 The findings of the WNA 2023 identify that over 1.2mt of waste arose in the Cheshire East plan area in 2021 and the principal waste streams were: local authority collected waste 203,488 tonnes (t) (17%), commercial, demolition and excavation waste 579,569t (58%), commercial and industrial waste 246,604t (21%) and hazardous waste 50,883t (4%).

4.45 During 2021/22, 203,489t of waste material was collected, with 199,826t collected from households across the borough. Over the period the amount of waste collected by Cheshire East has decreased slightly compared to 2020/21, although the percentage of waste disposed of for reuse or treatment has remained consistent. Of the total amount of waste collected in 2021/22, 56% was sent for either reuse, recycling or composting, 2% was sent to landfill and 41% incinerated (with energy generated).

4.46 The amount of household waste collected per head in 2020/21 was 501.3kg. In 2021/22 the amount was 496.9kg; a small (less than 1%) decrease in line with the overall reduction of waste collected reported for the year.[50]

4.47 Construction, demolition and excavation materials include concrete, stone and bricks, and are used for engineering works and restoration/recovery projects as well as creating secondary aggregates. An increase in the amount of construction, demolition and excavation waste being handled or produced in an area may represent an increase in the amount of recycled aggregate available for use. This reduces the requirement to produce new primary aggregates and need for disposal of construction, demolition and excavation materials. In Cheshire East, the amount of handled construction, demolition and excavation materials increased from 463,709t in 2018 to 736,556t in 2019. Production increased from 213,934t in 2018 to 623,608t in 2019.[51]

48 Cheshire East Council - Report on the Role of the Best and Most Versatile Land in Cheshire East. https://www.cheshireeast.gov.uk/planning/spatial-planning/research_and_evidence/research_and_evidence.aspx

49 All waste streams arising in the plan area include waste water, agricultural waste, low-level radioactive waste, local authority collected waste, commercial and industrial waste, commercial, demolition and excavation waste and hazardous waste.

50 Department for Environment, Food & Rural affairs (DEFRA) Local Authority Collected Waste statistics - Local authority data (England).

51 North West Aggregate Working Party Annual Monitoring Report 2021 using 2019 and 2020 data (Table 5a). The data is supplied by the Environment Agency Waste Data Interrogator.

Key issues

- pollution is an issue for the Weaver/Gowy and Upper Mersey river catchment areas
- ecological river quality in the borough has remained broadly the same and is still an issue, and the status of chemical river quality is unknown
- Cheshire East has a diverse mineral resource including 16 permitted mineral extraction sites with reserves of silica (or industrial) sand, construction sand and gravel, sandstone (hard/crushed rock), salt (brine) and peat
- there is a low landbank for aggregate sand and gravel
- the borough has proportionately more grade 1, 2 and 3 agricultural land than the North West and England
- over 1.2mt of waste arose in the Cheshire East plan area

Summary of future baseline

4.48 Existing planning policy encourages the efficient use of land and a preference for the development of brownfield land where possible. Future housing, employment and infrastructure growth is likely to result in further loss of greenfield and agricultural land. In line with the NPPF, the council should seek to use areas of poorer agricultural land in preference to those of higher quality.

4.49 Due to increasing legislative and regulatory requirements, there are increasing pressures to improve recycling and composting rates and move towards zero waste to landfill. Furthermore, Defra's estimation for waste growth shows that national waste growth and estimates of future waste arisings are expected to remain consistent with current levels. This is because widespread initiatives to reduce waste and improve materials reuse and recycling are likely to reduce long-term production of waste.

4.50 Water availability in the borough may be affected by external regional increases in population and an increased occurrence of drought, which is estimated to become increasingly prevalent because of climate change.

4.51 Water quality is likely to continue to be affected by pollution incidents in the area and physical modifications to water bodies. In the short to medium term, the requirements of the Water Framework Directive are likely to lead to improvements to water quality in watercourses in the wider area. Additionally, the implementation of nutrient neutrality for developments could also improve water quality.

Air

4.52 There has been a growing body of evidence to suggest that poor air quality may have a negative effect on sensitive individuals. Air pollutants can also impact on vegetation, disrupt natural ecosystems and lead to the corrosion of buildings and monuments. Additionally, many pollutants are also greenhouse gases, which contribute to climate change.

4.53 Those areas with the poorest air quality, with levels of nitrogen dioxide that relate to traffic levels and congestion, must be declared as Air Quality Management Areas (AQMAs). Following this declaration, the local authority must produce an Air Quality Action Plan, showing how it intends to work towards achieving the national air quality objectives.

4.54 In Cheshire East there are 12 AQMAs (2022).[52] These are shown in Table 4.3.

Table 4.3 Air Quality Management Areas in Cheshire East

A6 Market Street, Disley	A523 London Road, Macclesfield	A54 Rood Hill, Congleton	A34 Lower Heath, Congleton
A34 West Road, Congleton	A5022/A534 Sandbach	Hospital Street, Nantwich	Chester Road, Middlewich
Broken Cross, Macclesfield	Hibel Road, Macclesfield	A533 Lewin Street, Middlewich	A537 Chelford Road, Knutsford

4.55 The main cause of air quality issues in Cheshire East is from road traffic.[53] 2021 Census data put the proportion of Cheshire East households with access to one or more cars or vans at 85%, which is significantly higher than the proportions for the North West (75%) and England and Wales (77%),[54] whilst the distances travelled to work driving a car or van are high compared to those for the region or England and Wales. Of those travelling 10km or more to work in 2021, 83% drove a car or van there, compared to 80% in the North West and 75% in England and Wales. However, these figures should be treated with care, due to the 2021 Census taking place during a COVID-19 lockdown and therefore affecting people's propensity to travel to workplaces outside their home and their methods of travel.[55]

Key issues

- there are areas in the borough that suffer from poor air quality
- road traffic is the main source of air quality issues in the borough

Summary of future baseline

4.56 New housing and employment provision in the borough and sub-regionally have the potential to have adverse effects on air quality through increasing traffic flows and associated levels of pollutants such as nitrogen dioxide. Areas of sensitivity to increased traffic flows are likely to be routes with the largest congestion issues, including those with designated AQMAs.

Climatic factors

52 Cheshire East Council Environmental Protection Team
53 Local Air Quality Strategy for Cheshire East Council 2018 https://www.cheshireeast.gov.uk/pdf/environment/air-quality/cheshire-east-aqs-2018-review-final-signed-version-2.1amended.pdf
54 Table TS045 (Car or van availability), 2021 Census, ONS. ONS Crown Copyright 2020.
55 Table RM077 (Method used to travel to work by distance travelled to work), 2021, ONS. NOMIS. ONS Crown Copyright.

4.57 Climate change is the formal term given to the fluctuation of the Earth's temperature and the impact of this on the natural environment. Although some of this fluctuation is natural, the average temperature of the Earth's surface has risen by about 1.1ºC since the pre-industrial period and will continue to rise further in the coming decades.[56]

4.58 This change is largely the result of increasing emissions of carbon dioxide (CO_2) and other greenhouse gases into the atmosphere, leading to a 'greenhouse effect' that warms up the Earth and its oceans and creates more extreme weather conditions. Scientific evidence demonstrates that these increased emissions are almost entirely due to human activities, particularly the burning of fossil fuels, deforestation, agricultural activities, and certain manufacturing processes.[57] Responding to the climate emergency is one of the greatest challenges facing the world. Therefore, several targets have been set for the reduction of CO2 emissions (the most abundant greenhouse gas) and for limiting rises in global temperature; the UK government has set a legally binding target to reduce our emissions to net zero by 2050 and Cheshire East Council has pledged to make the council carbon neutral by 2025 and, the borough carbon neutral by 2045.

4.59 Total emissions (including the domestic sector) fell by 9% between 2016 and 2021 (the latest year for which data are available). CO_2 emissions from transport (which accounted for over two fifths of all CO_2 emissions in 2021) declined by 11% during 2016-21, while emissions from the commercial sector declined by 53% and domestic emissions fell by 7%. In contrast, emissions from industry, which made up nearly a fifth of all CO_2 emissions as of 2021, increased by 8%. Emissions from the public sector also rose (by 13%) as did those from agriculture (by 12%). However, the figures for 2020 and 2021 will have been affected by the reduced levels of economic activity arising from COVID-19 and associated government restrictions in those years. Hence the percentage changes between 2016 and 2021 may exaggerate the long-term rate of reduction in overall emissions, as well as the long-term rate of progress achieved in some specific sectors. Indeed, CO_2 emissions in all the sectors listed above rose between 2020 and 2021, as did overall CO_2 emissions (up 7%), probably in response to increased economic activity as COVD-19 restrictions were removed.[58]

Table 4.4 Emissions of carbon dioxide in Cheshire East

Sector[A]	2016	2017	2018	2019	2020	2021
Industry	442.1	433.1	467.5	452.8	442.1	477.2
Commercial	229.4	200.6	120.7	97.5	82.9	108.5
Public sector	59.9	61.4	74.8	68.6	61.8	67.5
Domestic	722.0	688.4	686.5	662.9	644.3	672.3
Transport	1,207.0	1,208.2	1,200.9	1,200.1	1,008.9	1,078.1

56 Local Air Quality Strategy for Cheshire East Council 2018 https://www.cheshireeast.gov.uk/pdf/environment/air-quality/cheshire-east-aqs-2018-review-final-signed-version-2.1amended.pdf

57 'Climate change explained', DESNZ, June 2023 https://www.gov.uk/guidance/climate-change-explained

58 UK local authority and regional greenhouse gas emissions national statistics: 2005 to 2021, DESNZ, 2023 – revised (July 2023) data file: https://www.gov.uk/government/statistics/uk-local-authority-and-regional-greenhouse-gas-emissions-national-statistics-2005-to-2021

Sector[A]	2016	2017	2018	2019	2020	2021
Land use, land use change and forestry	-30.9	-33.7	-34.3	-36.0	-34.3	-36.7
Agriculture	76.3	80.0	86.3	80.0	77.7	85.6
Waste management	0.4	0.5	0.5	0.5	0.4	0.4
Total	2,706.3	2,638.5	2,602.9	2,526.3	2,283.8	2,453.0

A kt of CO_2 equivalent)

4.60 Reducing greenhouse gas emissions will primarily be achieved through a combination of reducing emissions from buildings, (through changes to building construction methods and materials, building uses and improved build standards), reducing emissions from transport (encouraging modal shift and reducing need to travel), and energy use (shifting to low carbon forms of energy and reducing energy consumption) and changes to manufacturing processes (to make them less carbon-intensive). The draft Cheshire East Borough-wide Carbon Neutrality Action Plan[59] sets out a range of actions (covering the period 2024 to 2029) to support stakeholders and deliver on identified opportunities to achieve the borough's target of carbon neutrality by 2045.

Key issues

- there is a climate emergency
- CO_2 emissions from transport in the borough (most of which is from road transport) have fallen relatively slowly, with transport continuing to emit the most CO_2 out of eight sectors

Summary of future baseline

4.61 Climate change has the potential to increase the occurrence of extreme weather events in the borough, with increases in mean summer and winter temperatures, increases in mean precipitation in winter and decreases in mean precipitation in summer. CO_2 emissions are likely to decrease as energy efficiency measures, renewable energy production and new technologies become more widely adopted. This relates to transport for example, as increased take up of more energy efficient vehicles and electric vehicles takes place. However, increases in the built footprint of the borough may lead to increases in overall emissions if efficiency measures do not keep pace.

Transport

4.62 Transport crosses over several SA topics and therefore baseline information relating to transport may be reported elsewhere in the Report, as well as in this section.

59 Cheshire East Council, December 2023, draft Borough-wide Carbon Neutrality Action Plan, 2024-2029 Priority Actions

4.63 The extensive road network in the borough includes the M6, which runs north to south through the centre of Cheshire East, and the M56 running east to west. The M56 links to the M6 in the north of the borough. There are also 14 primary 'A' roads in Cheshire East.

4.64 The rail network is accessible from 22 railway stations[60] across the borough, most of which are located on one or more of the rail lines radiating from Crewe. These are the West Coast Main Line to Glasgow and London, the Stoke-on-Trent/Derby Line, the Shrewsbury/South Wales Line, the Chester/Holyhead Line, and the Greater Manchester line. Macclesfield is on the West Coast Main Line - Stoke-on-Trent route, giving access to Greater Manchester and London Euston.

4.65 The reliance on private transport remains high. The estimated vehicle miles driven by cars and taxis in Cheshire East was 2.318 billion (bn) in 2019. This was up from 2.247bn in 2018 and was the highest figure recorded in the 2010s (2010-19), continuing the general upward trend seen since 2009. There was a sharp fall, to 1.673bn in 2020. This was by far the lowest figure since before 2009, but the decline is likely to be in large part to travel and other restrictions arising from COVID-19 restrictions and may not therefore indicate a change to the previous trend. Indeed, the removal of COVID-19 restrictions during 2021 may account for the cars and taxis vehicle miles figure rising to 1.881bn in that year and increasing again in 2022, to 2.132bn.[61]

4.66 The existing network for pedestrians in Cheshire East comprises just over 1,900km of public rights of way (PROW) - nearly 1,800km of public footpaths and around 150km of public bridleways, restricted byways and byways open to all traffic.[62] There is generally good provision for walkers but gaps continue to exist for cyclists, horse riders and users who are less mobile, including disabled persons, and those who use a wheelchair or pushchair.[63]In addition to PROW, the borough is also home to over 115km of canals running though it: the Macclesfield, Peak Forest, Shropshire Union (including the Llangollen and Middlewich branches), and Trent and Mersey canals.[64] However, there is limited access to canal towpaths for users who are less mobile.[65]

Key issues

- there is a high reliance on private transport in the borough
- the PROW network and canal towpaths are not fully accessible for users who are less mobile

60 All Stations Route Map, National Rail, December 2020: https://www.nationalrail.co.uk/stations_destinations/rail-maps.aspx

61 Department for Transport (DfT) traffic counts data (obtained in October 2023 from https://roadtraffic.dft.gov.uk/local-authorities/73). Pre-2009 figures not shown on this web page.

62 https://www.cheshireeast.gov.uk/leisure,_culture_and_tourism/public_rights_of_way/what_are_public_rights_of_way/what_are_public_rights_of_way.aspx

63 Cheshire East Local Transport Plan 2019-2024 https://moderngov.cheshireeast.gov.uk/ecminutes/documents/s72327/Local%20Transport%20Plan%20-%20app%201.pdf

64 Cheshire East Council (2022) Site Allocations and Development Policies Document https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/site-allocations-and-policies/sadpd-examination/documents/examination-library/adopted-sadpd.pdf

65 Canal & River Trust (2022) Accessibility map https://canalrivertrust.org.uk/enjoy-the-waterways/walking/accessibility-map

Summary of future baseline

4.67 Given the rural nature of most of the borough and high levels of ownership and access to private vehicles, the car is likely to remain a dominant form of transport in the borough over the coming years. New housing and employment provision also have the potential to increase traffic flows without appropriate locational policies and interventions. As such, congestion is likely to continue to be an issue for parts of the borough. Whilst negative effects of new development on the transport network are likely to be mitigated to a degree, there will be a continuing need for development to be situated in accessible locations that limit the need to travel by private car.

Cultural heritage and landscape

4.68 Cheshire East contains a valued, varied, and unique heritage, which includes several cultural and environmental assets. These assets include Macclesfield's industrial heritage, Little Moreton Hall, Crewe's railway heritage, Tatton Park, Lyme Park, Quarry Bank Mill, Tegg's Nose, the canal network, historic towns, and parts of the Peak District National Park, amongst others. Other unique attractions include a wealth of historic parks and gardens and Jodrell Bank Radio Telescope – a World Heritage Site.

4.69 Formal cultural designations in Cheshire East (2023) include:

- one **World Heritage Site** inscribed in recognition of Jodrell Bank Observatory's Outstanding Universal Value[66]
- 76 **conservation areas** of varying size and scale designated because of the special character of development that has taken place in them. In and adjoining these areas there is a statutory duty to pay 'special attention' to development with the intention of preserving/enhancing its character or appearance[67]
- 2,649 **listed buildings** covering several different gradings - those of merit, for reason of architectural quality, their social or economic history, association with well-known characters or events or because of their group value with other listed buildings[68]
- 106 **scheduled monuments** that are historically important sites and monuments;[68]
- 17 **registered parks and gardens** viewed as a distinctive and much cherished part of our inheritance;[68]
- Ten **areas of archaeological potential** where it is deemed likely that buried archaeology has survived[69]
- One **registered battlefield** designated because of the importance of events that took place there.[66]

4.70 There is also the potential for non-designated (or local heritage) assets, and unrecorded archaeology on some sites.

4.71 Cheshire contains 12 historic land classifications,[70] based on the presence or absence of features in the landscape in 2007:

66 http://whc.unesco.org/en/decisions/7397
67 Cheshire East Council Environmental Planning Team
68 Historic England
69 Cheshire Archaeology Planning Advisory Service

- Settlement: about 12% (about 31,405ha)
- Woodland: about 3.4% (about 8,997ha)
- Non-improved: about 4.2% (about 11,116ha)
- Ornamental landscape: about 2.6% (about 6,797ha)
- Ancient fieldscapes: about 18.0% (about 46,586ha)
- Post medieval fieldscape: about 27.8% (about 73,049ha)
- Military: about 0.3% (about 829ha)
- C20th fieldscapes: about 16.0% (about 41,698ha)
- Communications: about 1.9% (about 4,889ha)
- Water bodies: about 0.5% (about 1,414ha)
- Industry: about 5.0% (about 123,991ha)
- Recreation: about 2.6% (about 6,943ha)

4.72 Cheshire East's landscape is dominated by the flat topography of the Cheshire Plains, containing several meres, ponds and marshes; however, there is variety because of the closeness of the Peak District to the east and the Mid-Cheshire Ridge to the west. There were 14 landscape character types in Cheshire East in 2018: LCT 1 Sandstone ridge, LCT 2 Sandstone fringe, LCT 3 Undulating farmland, LCT 4 Cheshire Plain east, LCT 5 Wooded estates and meres, LCT 6 Woodland, heaths, meres and mosses, LCT 7 Lower wooded farmland, LCT 8 Salt flashes, LCT 9 Mossland, LCT 10 River valleys, LCT 11 Higher wooded farmland, LCT 12 Upland footslopes, LCT 13 Enclosed gritstone upland, LCT 14 Moorland hill and ridges.[71]

4.73 Trees can offer many environmental, economic, social and climatic benefits by improving air quality, by acting as filters to pollution, absorbing CO_2 and therefore playing a key part in mitigating climate change. Trees provide shade, helping to reduce the urban heat island effect and help control water flow through the environment. They also contribute to biodiversity, amenity and provide benefits that help improve health and well being and improvements to quality of life.

4.74 Additionally, trees contribute to the identified landscape character of an area, with the borough containing many areas where trees are subject to Tree Preservation Orders.

4.75 Tree canopy cover percentage (TCC) is a land-cover class and a two-dimensional metric indicating the area of leaves, branches, and stems of trees viewed from above across a given area, regardless of what other land-cover classes may lie underneath. A minimum target of higher than 20% for UK settlements had been suggested, as has 30%.[72] The mean TCC for Cheshire East is 17.7+-1.2%, which is higher than for the North West (15.9+-0.3%) and England (17.5+-0.2%), but below the suggested targets.[73]

70 Cheshire County Council and English Heritage: The Cheshire Historic Landscape Characterisation (2007) http://www.cheshirearchaeology.org.uk/?page_id=175

71 Cheshire East Landscape Character Assessment, LUC, May 2018 https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/site-allocations-and-policies/sadpd-examination/documents/examination-library/ed10-cheshire-east-lca.pdf

72 Taylor & Francis (2023) The canopy cover Webmap of the United Kingdom's towns and cities, Aboricultural journal 2023, Vol 45, No 4, 258-289 https://www.tandfonline.com/doi/epub/10.1080/03071375.2023.2233864?needAccess=true

4.76 'Green gap' is a local designation, introduced to achieve similar objectives to Green Belt; Cheshire East has 1,238ha of land identified as 'strategic green gap' in the south of the borough (2023), compared to 1,212ha in 2017.[74]

4.77 The borough contains large areas of designated open space, including within settlements, and 40,140ha of land designated as Green Belt (2023).[75]

Key issues

- the borough contains several cultural and environmental assets, including designated heritage assets
- there are a variety of landscape types and historic land classifications in the borough
- there is a low level of tree canopy cover in the borough

Summary of future baseline

4.78 New development in the borough has the potential to impact on the fabric and setting of cultural heritage assets. This may occur through inappropriate design and layout. It should be noted, however, that existing historic environment designations will offer a degree of protection to cultural heritage assets and their settings. Also, new development need not be harmful to the significance of a heritage asset; new development may be an opportunity to enhance the setting of an asset and better reveal its significance. There may also be opportunities to enhance non-designated heritage assets through new development.

4.79 New development has the potential to lead to incremental changes in landscape and townscape character and quality in and around the borough. This may occur though the loss of landscape features and visual impact. There may also be potential effects on landscape/townscape character and quality in the vicinity of the road network due to an incremental growth in traffic flows.

Social inclusiveness

4.80 In 2022, Cheshire East contained 186,400 dwellings (up from 183,800 in 2021). Of these, 88.4% were private sector, 11.6% were operated by a private registered provider and 0.1% were owned by the local authority or another public sector body.[76]

4.81 The objectively assessed need (2015) for Cheshire East is 36,000 dwellings over the local plan period (2010 to 2030), which equates to an average of 1,800 dwellings per year.[77]

73 Taylor & Francis (2023) The canopy cover Webmap of the United Kingdom's towns and cities, Aboricultural journal 2023, Vol 45, No 4, 258-289. https://www.tandfonline.com/doi/epub/10.1080/03071375.2023.2233864?needAccess=true +- figure is the standard error.
74 Cheshire East Council Strategic Planning Team
75 Local Authority Green Belt statistics for England: 2022 to 2023, Department of Levelling Up, Housing and Communities (DLUHC) https://www.gov.uk/government/statistics/local-authority-green-belt-statistics-for-england-2022-to-2023
76 Table 100 (Dwelling stock: number of dwellings by tenure and district, England), Live tables on dwelling stock, DLUHC, May 2023.
77 Cheshire East Housing Development Study 2015, Opinion Research Services, June 2015

4.82 The average mean house price in the borough was £285,100 (March 2023). House prices in the borough remain below the England average but are still significantly higher than those in the North West. They have increased steadily in recent years, rising 25% between 2018 and 2022 and by a further 5% between 2022 and 2023.[78] However, the viability assessment prepared for the SADPD highlights that there are areas of low, medium, high and prime areas in the borough (in terms of 2020 residential price assumptions):[79]

- low – Crewe and Middlewich
- medium – Macclesfield, Alsager, Congleton. Sandbach and Nantwich
- high – Handforth
- prime – Knutsford, Poynton and Wilmslow, Alderley, Mobberley and Prestbury

4.83 However, these figures are based only on properties that are sold during the period in question. In addition, the reported changes in average house prices between 2020 and 2022 should be interpreted with caution. In particular, the March 2020 and March 2021 prices are likely to reflect in part the impact of COVID-19 (which has affected the volumes and perhaps the types of properties that are bought and sold). They are also likely to reflect some of the government's policy responses to COVID-19 (which included temporary changes to Stamp Duty – in place from July 2020 to September 2021 - and other tax breaks that temporarily reduced buyers' transaction costs and enabled to sellers to secure higher sales prices).

4.84 According to the most recent (2019 English Indices of Deprivation, 24 of Cheshire East's 234 LSOAs rank among the most deprived 25% of English LSOAs for overall deprivation (up from 23 in 2015) and four of these are among England's most deprived 10% (down from six in 2015).[80]

4.85 109 of the borough's LSOAs are amongst England's least deprived 25% (down from 120 in 2015) and 66 of these are within England's least deprived 10% (up from 63 in 2015).

4.86 The statistics suggest little change (between 2015 and 2019) in the relative deprivation of Cheshire East (compared to other parts of England). 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.

4.87 Table 4.5 lists the 24 most deprived LSOAs in 2019.

78 Land Registry House Price Index. Data obtained on 5/10/23 from http://landregistry.data.gov.uk/app/ukhpi/explore. Note: Figures relate to March of each year.

79 Local Plan Site Allocations and Development Policies Viability Assessment 2020 update and refresh https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/site-allocations-and-policies/sadpd-examination/documents/examination-library/ed52-cec-sadpd-viability-update.pdf

80 Index of Multiple Deprivation data from the 2019 English Indices of Deprivation, MHCLG, Sept 2019, https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019 and 2015 English Indices of Deprivation, DCLG (now DLUHC) Sept 2015 https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015.

Table 4.5 Cheshire East LSOAs that fall within England's most deprived 25%

LSOA code (2011)	Settlement[A]	Percentile[B]
E01018476	Crewe	3.82
E01018462	Crewe	7.54
E01018466	Crewe	7.81
E01018640	Macclesfield	9.14
E01018400	Congleton	10.43
E01018445	Crewe	11.32
E01018459	Crewe	11.94
E01018485	Crewe	12.28
E01018486	Crewe	13.16
E01018645	Macclesfield	13.39
E01018596	Wilmslow	13.87
E01018388	Alsager	14.36
E01018498	Crewe	15.06
E01018463	Crewe	15.82
E01018467	Crewe	16.66
E01018484	Crewe	17.32
E01018477	Crewe	18.26
E01018478	Crewe	19.06
E01018423	Middlewich	20.97
E01018497	Crewe	22.27
E01018631	Macclesfield	23.15
E01018487	Crewe	23.31
E01018461	Crewe	23.47
E01018464	Crewe	24.60

A 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.

B These percentiles indicate the proportion of English LSOAs that are more deprived than the LSOA in question. For example, LSOA E01018640 in Macclesfield has a percentile value of 9.14, which means it is outside England's most deprived 9%, but inside England's most deprived 10%.

4.88 There is little difference between deprived areas and other parts of Cheshire East in terms of the gender breakdown; in the Cheshire East LSOAs that rank among England's most deprived 20% for overall (IMD[81]) deprivation, 50.7% of residents were female as of 2019, which is only slightly below the average for the borough as a whole (51.0%).[82]

4.89 The proportion of households with no access to a car was significantly higher (39.0%) in deprived areas than in Cheshire East as a whole (16.1%).[83]

4.90 At the time of the 2011 Census, 8.4% (30,953) of Cheshire East's residents were living in deprived areas. People from non-white ethnic groups (mixed, Asian, Black, or other non-white groups) accounted for 5.3% of the population in these deprived areas but made up only 3.3% of the population in Cheshire East as a whole. It is also notable that the proportion of people from the 'Other White' group (any white people other than British/Irish Gypsy/Irish Traveller) was much greater (7.3%) in these deprived areas than in Cheshire East as a whole (2.5%).[84]

4.91 In Cheshire East as a whole, women were much more likely to travel to shorter distances to work; as of 2021, 36.4% of female workers travelled less than 10km, whereas only 25.5% of male workers did so. Looking only at those workers who travelled to work in the UK (that is, excluding people who worked mainly from home, in no fixed place or offshore/abroad), 62.3% of females travelled less than 10km, whereas only 53.0% of males did so.[85] However, these figures should be treated with care, due to the 2021 Census taking place during a COVID-19 lockdown and therefore affecting people's work locations and their propensity to travel to workplaces outside their home.

4.92 There are no reliable local, Cheshire East, estimates for the proportion of residents identifying as lesbian, gay or bisexual (LGB). However, the latest national survey data shows that, as of 2022, 3.3% of the UK population aged 16 and over identified as LGB (a continued increase from 2.1% in 2017).[86] If the LGB proportion were the same in Cheshire East as it is nationally, that would imply that 11,000 of the borough's population were LGB as of 2022.[87] This is a higher estimate than the one (of "more than 6,000") cited in the Cheshire East Equality, Diversity and Inclusion Strategy 2021-2025,[88] which is derived from the national LGB share of the 16+ population as of 2017 (2.0%). However, calculations based on national proportions do not take account

81 Index of multiple deprivation

82 [1] ONS mid-year population estimates for small areas (September 2020 release). ONS Crown Copyright. ONS licensed under the Open Government Licence v. 3.0. [2] Index of Multiple Deprivation data from the 2019 English Indices of Deprivation, MHCLG, Sept 2019

83 [1] 2019 English Indices of Deprivation, MHCLG, Sept 2019 (https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019). "Deprived areas" defined here as those LSOAs that are among the most deprived 20% in the 2019 Indices' Index of Multiple Deprivation. [2] Table KS404EW (Car or van availability), 2011 Census, ONS. ONS Crown Copyright.

84 [1] 2019 English Indices of Deprivation, MHCLG, Sept 2019 (https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019). "Deprived areas" defined here as those LSOAs that are among the most deprived 20% in the 2019 Indices' Index of Multiple Deprivation. [2] Table QS201EW (Ethnic group), 2011 Census, ONS. ONS Crown Copyright.

85 'Upper tier local authorities, Distance travelled to work (8 categories) and Sex (2 categories)' data table, 2021 Census, ONS. ONS Crown Copyright. Data obtained via ONS' 'Create a custom dataset' web tool (https://www.ons.gov.uk/datasets/create) in October 2023.

86 'Sexual orientation, UK: 2021 and 2022', ONS, September 2023.

87 3.3% of the Cheshire East population aged 16 and over (335,400 as of 2022, according to ONS mid-year estimates published in November 2023) equates to 11,000 people as of 2022.

of LGB people being more concentrated in some geographical areas of the UK than others. Given this, and the fact that the UK LGB statistics are classified by ONS as "experimental" rather than accredited "National Statistics" figure, the estimate of 11,000 should probably be treated with some caution.

4.93 There is no accurate figure for how big the transgender community is. The Cheshire East Equality, Diversity and Inclusion Strategy 2021-2025 notes that research funded by national government, carried out by the Gender Identity Research and Education Society, estimated the trans population as approximately 0.6% to 1% of the UK adult population. If this proportion were the same in Cheshire East, then, according to the Strategy, this would equate to 1,900 to more than 3,000 of Cheshire East adult residents. If the latest (mid-2022) population estimates are applied to the 0.6% to 1% range, this also indicates a similar range (a little under 2,000 to a little over 3,000). However, these figures do not take account of any geographical differences in the UK in the proportion of local people who are transgender. The Strategy also notes that:

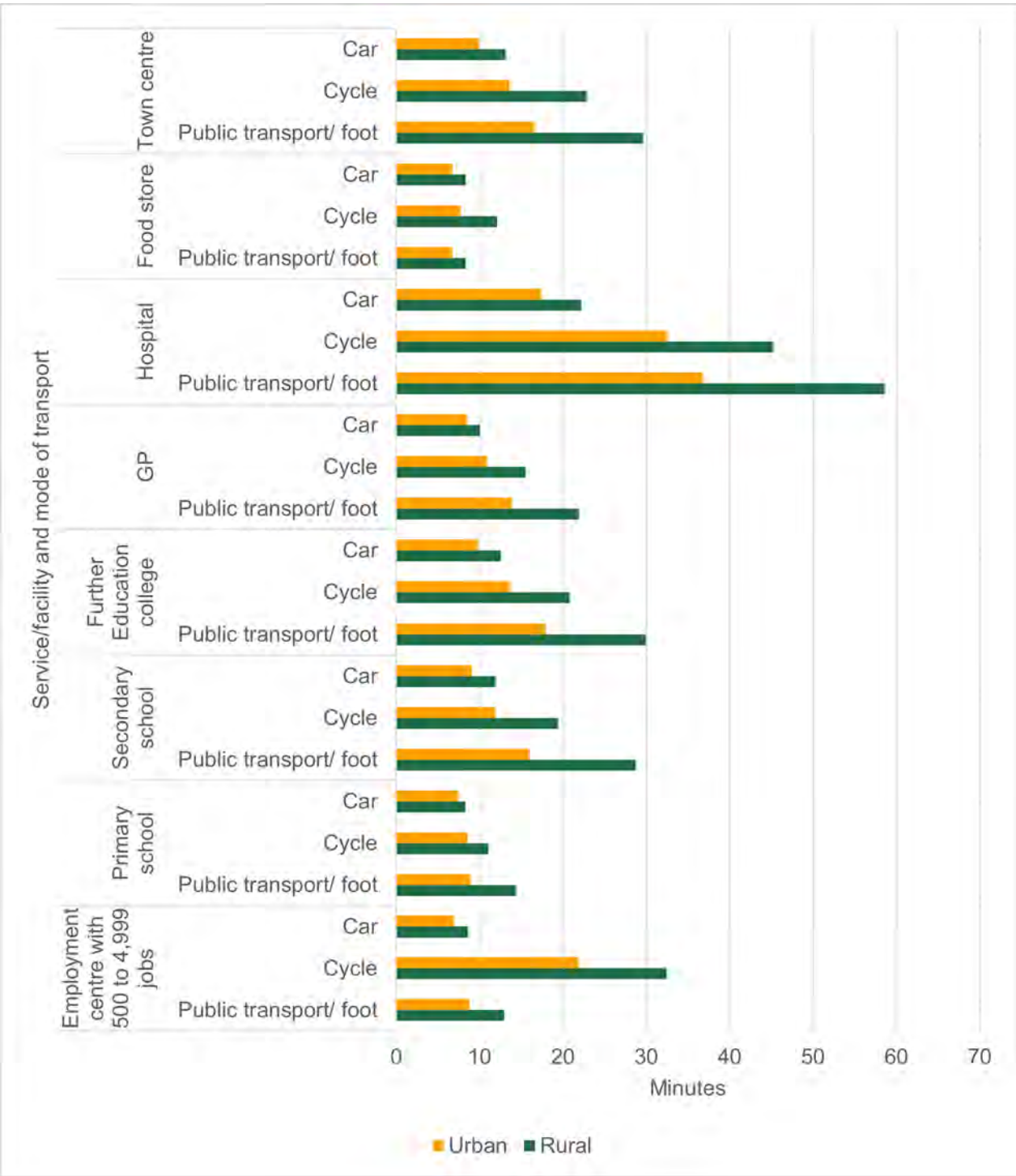
- the Equality and Human Rights Commission reported that 100 people out of 10,000 (1%) said they were undergoing part of the process of changing from the sex you were described as at birth to the gender you identify with or intended to
- gender variant people present for treatment at any age, but nationally the median age is 42

4.94 Figure 4.5 shows that the average minimum travel times to key services is higher in rural areas compared to urban areas, using public transport/foot, cycling and by car.[89]

88 https://www.cheshireeast.gov.uk/council_and_democracy/council_information/equality-and-diversity/equality_objectives.aspx

89 Tables JTS0501 to JTS0508, Journey Time Statistics: 2019 (revised), DfT, November 2021 (https://www.gov.uk/government/collections/journey-time-statistics). Notes: [1] The rural and urban statistics in this sheet are based on Cheshire East Council's updated (2015) Rural-Urban Classification. This classification system assigned each of Cheshire East's 234 LSOAs to one of six narrow rural-urban categories and one of two broad rural-urban categories. The statistics presented here are based on the two-category classification. [2] The figures shown above are weighted averages, with the travel times for each LSOA weighted according to the number of service users (the population aged 16-74 in the case of employment centres, population aged 5-10 in the case of primary schools, population aged 11-15 in the case of secondary schools, population aged 16-19 in the case of further education colleges and the number of households in the case of GPs, hospitals, food stores and town centres).

Figure 4.5 Travel times to nearest key service, by Cheshire East LSOA and rural urban typology, 2019



4.95 Community facilities and amenities can make a positive contribution to the social or cultural life of the community. Facilities such as public houses, places of worship, village halls and other meeting places, schools, and local shops are important to the communities that they serve, and they improve the sustainability of towns, villages, and rural areas. Cheshire East has a variety of different communities, ranging from large towns to villages and rural settlements. There is also a network of formal and informal community groups, which together provide an enormous range of activities, support, and services.

Key issues

- average house prices in the borough are higher than the North West, but lower than the England average
- most dwellings in the borough are private sector
- the borough contains LSOAs that are some of the most deprived in England
- there is an association between deprivation and car access reflected in lower incidences of access in deprived areas
- women are likely to travel shorter distances to work
- the borough contains community services and facilities in rural and urban areas

Summary of future baseline

4.96 The suitability of housing for local requirements depends in part on the successful implementation of appropriate housing policies taken forward through the new local plan. However, without interventions, the affordability, suitability, and quality of housing in the borough may continue to be an issue. Unplanned development may also have wider implications in terms of transport and access to infrastructure or the natural environment.

Economic development

4.97 Jobs density is defined as the number of filled jobs in an area divided by the number of working-age residents in that area. High job densities indicate that demand for labour exceeds supply. The shortfall may be met by inward commuting. Conversely, many of those living in areas with a low jobs density may have to commute to work in other areas. The latest (2021) figures put the borough's jobs density at 0.91, which is higher than that in the North West (0.84) and the UK (0.85).[90]

4.98 The percentage of working-age (16-64 year-old) residents in employment (81.9% in 2022/23) exceeds both the regional and UK averages (73.6% and 75.4% respectively) by a statistically significant margin (that is, it is not just due to survey sampling error).[91]

4.99 2.9% (5,800 people) of economically active residents aged 16+ were unemployed[92] (April 2022 to March 2023). Unemployment rates in the Borough are below those in the North West and Great Britain, and have remained between 2.5% and 4.5% in recent years. They rose significantly in 2020/21, to 4.1% - which probably reflects to some extent the economic impact of COVID-19 - before falling back in 2021/22 and 2022/23.[93]

90 Jobs density data, ONS, NOMIS. ONS Crown Copyright https://www.nomisweb.co.uk/
91 Annual Population Survey, April 2017- March 2018 to April 2022 – March 2023, ONS, NOMIS. Crown Copyright.
92 People who are available for and actively seeking work, but not necessarily claiming out-of-work benefits.
93 Cheshire East data: Model-based estimates of unemployment, April 2017 - March 2018 to April 2022 - March 2023, ONS, NOMIS. ONS Crown Copyright https://www.nomisweb.co.uk/. NW and GB data: Annual Population Survey, April 2017 - March 2018 to April 2022 - March 2023, ONS, NOMIS. ONS Crown Copyright.

4.100 The claimant count rate (the proportion of working-age people claiming out-of-work benefits) is low: 2.4% in Cheshire East in March 2023, against 4.3% and 3.7% for the North West and UK respectively.[94]

4.101 The percentage of the working age population whose highest qualification is NVQ Level 4 and above is (as of 2021) higher than that in the North West or the UK. However, these gaps are not statistically significant, that is, they may just be the result of survey sampling error. The Cheshire East proportion is higher than in 2020, though this change is not statistically significant. The percentage of the working age population with no qualifications is lower (though not by a statistically significant margin) than those in the North West and UK.[95]

4.102 An estimated 55.6% of Cheshire East's workers are in management/ professional occupations, which is higher than the North West and UK averages. The proportion employed in personal service/sales occupations is also above the regional and national averages. Conversely, the estimated proportions of Cheshire East workers in admin/skilled and operative/elementary occupations are lower than the regional and national averages. The statistics shown below indicate that the proportion of Cheshire East workers in management/professional and personal service/sales occupations was slightly higher in 2022/23 than in 2021/22, while the opposite is true for the admin/skilled occupational group and the proportions in the personal service/sales and operative/ elementary occupations have barely changed. However, these statistics are based on the results of a national employment survey, and survey sampling error margins (due to samples of workers not being completely representative of the whole working population) are much larger for small geographical areas such as local authorities. Therefore, some of the reported year-on-year changes in employment in different occupational groups reflect survey sampling error, rather than actual changes in the occupational mix of jobs in the borough.[96]

4.103 In Cheshire East 19,800 residents travelled at least 20km to work (2021), which equates to 10.3% of the borough's working residents, and is significantly higher than for the North West (7.3%), and England and Wales (8.4%). Looking only at those who travelled to a workplace in the UK (that is, excluding those who worked mainly from home, at no fixed workplace or offshore/abroad), 19.3% travelled 20km or more, compared to 12.4% for the North West, and 15.5% for England and Wales.[97]

94 Claimant Count, ONS, NOMIS. Crown Copyright. Notes: [1] This claimant count data series counts the number of people claiming Jobseeker's Allowance plus those who claim Universal Credit and are required to seek work and be available for work. [2] Rates calculated by ONS using the mid-2021 resident population aged 16-64.

95 Annual Population Survey (residence-based dataset), Jan-Dec 2020 to Jan-Dec 2021, ONS, NOMIS. ONS Crown Copyright https://www.nomisweb.co.uk/.

96 Annual Population Survey (residence-based dataset), April 2021 – March 2022 and April 2022 – March 2023, ONS, NOMIS. ONS Crown Copyright https://www.nomisweb.co.uk/. Note: Figures are residence-based, that is, they relate to employed people living (but not necessarily working) in the geographical area in question. The analysis described above is based on SOC2020 (Standard Occupational Classification 2020) Major Group occupational classes: "management/professional" occupations means SOC2010 Major Groups 1-3, "admin/skilled" means Groups 4-5, "personal service/sales" is Groups 6-7 and "operative/elementary" covers Groups 8-9.

97 Table TS058 (Distance travelled to work), 2021 Census, ONS, NOMIS. ONS Crown Copyright.

4.104 ONS business counts data[98] indicate that, of the 19,540 businesses located in Cheshire East as of 2022 (an increase from the 19,510 businesses there were in 2021), 10,300 (52.7%) were based in Middle layer Super Output Areas (MSOAs) that were part rural and part urban, 4,455 (22.8%) were in completely rural MSOAs and 4,785 (24.5%) were in completely urban MSOAs.[99]

4.105 A breakdown of businesses by industry (see Table 4.6) shows that agriculture, forestry and fishing accounts for a much greater proportion of the business population in completely rural MSOAs than elsewhere in the borough. Conversely, wholesale and retail firms and businesses in the accommodation and food services sector make up a much larger share of the business population in completely urban MSOAs than they do elsewhere. This reflects the fact that many companies in these latter sectors serve consumers (households) rather than other businesses and so are relatively likely to locate in urban areas because of the higher number of people (potential customers) living in close proximity.[100]

Table 4.6 Businesses by rural-urban typology and industry in 2022

SIC2007* section(s) and industry	Industry share (%) of total - rural	Industry share (%) of total - mixed	Industry share (%) of total - urban	Industry share (%) of total – all Cheshire East
A: Agriculture, forestry and fishing	19.6	4.0	0.8	6.8
B: Mining and quarrying	0.1	0.0	0.0	0.1
C: Manufacturing	4.0	4.7	5.5	4.8
D: Electricity, gas, steam, and air conditioning	0.0	0.3	0.1	0.2

98 'UK Business Counts - Enterprises' data, ONS, NOMIS. ONS Crown Copyright. Note: Figures relate to enterprises, not local units. Hence an enterprise with 2 sites in Cheshire East (and none elsewhere) would be counted only once (under the location of its main site or HQ). Figures include public as well as private sector organisations.

99 These statistics are based on Cheshire East Council's 2015 Rural-Urban Classification developed by the Council's corporate research team. This classification system assigned each of Cheshire East's 234 LSOAs to one of six narrow rural-urban categories and one of two broad rural-urban categories. The statistics presented here are based on the two-category classification. However, the business count data are available only at and above MSOA level. Therefore, the resulting statistics are split into three categories: "rural only" MSOAs (those containing only rural LSOAs); "mixed" MSOAs (those containing both rural and urban LSOAs); and "urban only" MSOAs (those containing only urban LSOAs).

100 These statistics are based on Cheshire East Council's 2015 Rural-Urban Classification developed by the Council's corporate research team. This classification system assigned each of Cheshire East's 234 LSOAs to one of six narrow rural-urban categories and one of two broad rural-urban categories. The statistics presented here are based on the two-category classification. However, the business count data are available only at and above MSOA level. Therefore, the resulting statistics are split into three categories: "rural only" MSOAs (those containing only rural LSOAs); "mixed" MSOAs (those containing both rural and urban LSOAs); and "urban only" MSOAs (those containing only urban LSOAs).

SIC2007* section(s) and industry	Industry share (%) of total - rural	Industry share (%) of total - mixed	Industry share (%) of total - urban	Industry share (%) of total – all Cheshire East
E: Water supply, sewerage, waste management and remediation services	0.4	0.4	0.3	0.4
F: Construction	10.0	10.5	10.6	10.4
G: Wholesale and retail trade; repair of motor vehicles and motor cycles	12.2	13.9	18.3	14.6
H: Transportation and storage	2.0	2.9	5.5	3.4
I: Accommodation and food service activities	3.7	4.6	7.4	5.1
J: Information and communication	4.8	7.6	6.6	6.7
K: Financial and insurance services	1.6	2.9	2.8	2.6
L: Real estate activities	5.5	4.2	3.7	4.4
M: Professional, scientific and technical activities	17.5	21.9	16.4	19.5
N: Administrative and support service activities	9.0	9.4	7.8	9.0
O: Public administrative and defence; social security	0.7	0.4	0.3	0.4
P: Education	0.8	2.0	1.8	1.7
Q: Human health and social work activities	2.5	3.9	4.2	3.6
R: Arts, entertainment and recreation	3.0	2.3	2.3	2.5
S: Other service activities	2.2	4.0	5.4	4.0

4.106 Rural areas accounted for an estimated 72,000 jobs as of 2022 (down from 80,000 in 2021). This equates to 37.1% of Cheshire East's employment total: a proportion that is slightly lower than the rural areas' share of the borough's population (38.9% in 2021).[101] However, it should be noted that the employment statistics cited here for rural areas do not include farm agriculture, so to some extent they are likely to understate the proportion of employment located in rural areas.

4.107 The UK has now left the European Union (EU). It is not possible to predict the impact of the UK leaving the EU (commonly termed as 'Brexit') as the future trading relationship is emerging at the time of drafting this report.

4.108 COVID-19 was first reported in China, in December 2019 and was declared a pandemic in March 2020. There are real material uncertainties around the economic impacts of COVID-19 and Brexit in terms of severity and duration of impacts. However, according to the viability assessment prepared for the SADPD, it is difficult at this stage to predict what the long-term impact of Brexit and COVID-19 will be on the economy.[102] It will be important for objectives around supporting a sustainable, competitive and low carbon economy to be included in the appraisal framework.

4.109 Town centres remain the focal point for much retailing, leisure and commerce. The borough contains two PTs, nine KSCs and 13 LSCs, most of which have defined retail centres relevant to their role, function, and character. Additionally, local urban centres and neighbourhood parades are identified throughout the borough.

4.110 According to the 'Cheshire East Retail Study Partial Update, 2020' (the 2020 Retail Study), [103] most of the borough's centres are vital and viable. Crewe and Macclesfield have benefitted from recent investment, while the KSC of Nantwich, Poynton and Sandbach in particular were performing well.

4.111 Tourism has a vital role to play in the continuing economic success and development of both Cheshire East and the North West region. In 2022 the economic activity of the visitor economy in Cheshire East was £879m – an increase of 44.7% on the previous year.[104]

Key issues

- the borough has a high jobs density
- the proportion of 16 to 64 year olds in the borough with a NVQ level 4 and above is higher than that in the North West and UK, but the gaps may just be the result of sampling error
- just over half of the people working in the borough are employed in high-skill occupations
- there is a relatively high proportion of working-age residents in employment and a low proportion of economically active population aged 16 and above who are unemployed

101 [1] Business Register and Employment Survey open access data series for 2022, ONS, NOMIS. Crown Copyright. Note: Figures are for employment and include self-employed people registered for VAT and PAYE schemes as well as employees. [2] 2021 Census table TS001 (Number of usual residents in households and communal establishments), ONS, NOMIS. Crown Copyright. [3] 2015 Rural-Urban Classification for Cheshire East (at LSOA level), Research and Consultation Team, Cheshire East Council.

102 Local Plan Site Allocations and Development Policies Viability Assessment 2020 update and refresh https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/site-allocations-and-policies/sadpd-examination/documents/examination-library/ed52-cec-sadpd-viability-update.pdf

103 https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/site-allocations-and-policies/sadpd-examination/documents/examination-library/ed17-wyg-retail-study-update.pdf

104 Cheshire East "STEAM" https://www.globaltourismsolutions.co.uk/steam-model/, 2022

- agriculture, forestry and fishing businesses make up a relatively high proportion of businesses in rural areas; wholesale and retail firms and businesses in the accommodation and food services sector make up a relatively high proportion of businesses in urban areas
- not all centres are vital and viable

Summary of future baseline

4.112 The borough has a high proportion of people employed in high-skill occupations though the proportions in each broad occupational group are similar to the UK average; this situation is likely to continue in the absence of a major shift in the nature of the local economy.

4.113 The rural economy will continue to play a large part in the economic vitality of the borough.

4.114 The borough also has an important tourism offer and historic legacy, which provides significant opportunities for the economy.

4.115 An increasing trend of homeworking, self-employment and home-based businesses is likely to have influence on the borough's economic landscape in forthcoming years.

Conclusion

4.116 The baseline data collected provides the basis for predicting and monitoring effects and helps to identify sustainability problems and alternative ways of dealing with them.

4.117 The baseline data highlights several areas where policies may be produced along with issues that should be considered to make sure the social, economic, and environmental benefits outweigh the negatives.

Difficulties in collecting data and limitations of the data

4.118 Ideally the baseline information would be entirely up to date, unfortunately due to a combination of the time it takes to collate data and data availability, this has not been possible. As far as possible the most up to date information has been used for each set of data provided.

5 Stage A3: (Part 1) Issues

5.1 The SA process requires the identification of environmental, economic, and social issues affecting Cheshire East. This is informed by information from a range of sources including:

- issues and objectives identified in relevant plans and policies
- baseline data for Cheshire East
- community and stakeholder consultation

5.2 The social, environmental, and economic issues identified in the SA will inform the development of the SA Framework and the scope of the new local plan.

5.3 The key sustainability issues identified in Cheshire East fall under the nine sustainability topics identified in Chapter 4 of this Report and are set out in Table 5.1.

Table 5.1 Key sustainability issues

Topics		Sustainability issues
Biodiversity, flora, and fauna	1	There are local priority species and habitats in the borough, most of which need conservation measures due to threats to their numbers.
Biodiversity, flora, and fauna	2	There are habitats and species identified as requiring conservation at a European level in the borough boundary, as well as Ramsar sites.
Population and human health	3	The borough has an ageing population.
Population and human health	4	There is limited ethnic diversity in the borough.
Population and human health	5	Generally, the health of the borough's population is varied and can be linked to deprivation in some areas.
Population and human health	6	The proportion of overweight or obese Reception age children has increased.
Population and human health	7	There is an association between deprivation and health inequality reflected in higher incidences and mortality rates for some cancers in more deprived areas.
Population and human health	8	There has been a decrease in the number of reported crimes.
Water and soil	9	Pollution is an issue for the Weaver/Gowy and Upper Mersey river catchment areas.
Water and soil	10	Ecological river quality in the borough has remained broadly the same and is still an issue, and the status of chemical river quality is unknown.

Topics		Sustainability issues
Water and soil	11	Cheshire East has a diverse mineral resource including 16 permitted mineral extraction sites with reserves of silica (or industrial) sand, construction sand and gravel, sandstone (hard/crushed rock), salt (brine) and peat.
Water and soil	12	There is a low landbank for aggregate sand and gravel.
Water and soil	13	The borough has proportionately more grade 1, 2 and 3 agricultural land than the North West and England.
Water and soil	14	Over 1.2 million tonnes of waste arose in the Cheshire East plan area.
Air	15	There are areas in the borough that suffer from poor air quality.
Air	16	Road traffic is the main source of air quality issues in the borough.
Climatic factors	17	There is a climate emergency.
Climatic factors	18	Carbon dioxide emissions from transport in the borough (most of which is from road transport) have fallen relatively slowly, with transport continuing to emit the most carbon dioxide out of eight sectors.
Transport	19	There is a high reliance on private transport in the borough.
Transport	20	The public rights of way network and canal towpaths are not fully accessible for users who are less mobile.
Cultural heritage and landscape	21	The borough contains several cultural and environmental assets, including designated heritage assets.
Cultural heritage and landscape	22	There are a variety of landscape types and historic land classifications in the borough.
Cultural heritage and landscape	23	There is a low level of tree canopy cover in the borough.
Social inclusiveness	24	Average house prices in the borough are higher than the North West, but lower than the England average.
Social inclusiveness	25	Most dwellings in the borough are private sector.
Social inclusiveness	26	The borough contains Lower layer Super Output Areas that are some of the most deprived in England.

Topics		Sustainability issues
Social inclusiveness	27	There is an association between deprivation and car access reflected in lower incidences of access in deprived areas.
Social inclusiveness	28	Women are likely to travel shorter distances to work.
Social inclusiveness	29	The borough contains community services and facilities in rural and urban areas.
Economic development	30	The borough has a high jobs density.
Economic development	31	The proportion of 16 to 64 year olds in the borough with an NVQ level 4 and above is higher than that in the North West and UK, but the gaps may just be the result of sampling error.
Economic development	32	Just over half of the people working in the borough are employed in high-skill occupations.
Economic development	33	There is a relatively high proportion of working-age residents in employment and a low proportion of economically active population aged 16 and above who are unemployed.
Economic development	34	Agriculture, forestry, and fishing businesses make up a relatively high proportion of businesses in rural areas; wholesale and retail firms and businesses in the accommodation and food services sector make up a relatively high proportion of businesses in urban areas.
Economic development	35	Not all centres are vital and viable.

6 Stage A3: (Part 2) Objectives

6.1 Following on from the identification of key issues, the SA requires the development of a series of social, environmental, and economic objectives for the borough.

6.2 The SA objectives were chosen to address the predominant sustainability issues present in the borough, whilst also ensuring that a balance between social, economic, and environmental considerations are established. These objectives focus on outcomes (or ends), not on how the outcomes will be achieved (inputs or means).

6.3 The objectives aim to make sure that the new local plan will create a place that people can and want to live, work and play. The objectives can be seen in Table 6.1 and fall under the nine topics set out in Chapter 4 of this Report.

Table 6.1 Sustainability objectives

Topics		Sustainability objectives
Biodiversity, flora, and fauna	1	Protect, maintain, and enhance biodiversity, habitats, soils, species, geodiversity, and important geological features; particularly those that are designated.
Population and human health	2	Create an environment that promotes healthy and active lifestyles and reduce inequalities in health.
Population and human health	3	Meet the health and social care needs of an ageing population.
Population and human health	4	Create a safe environment and reduce levels of and the fear of crime.
Water and soil	5	Positively address the issues of water quality and quantity, and manage flood risk
Water and soil	6	Achieve sustainable waste management through adhering to the principles of the waste hierarchy.
Water and soil	7	Manage sustainable mineral extraction, and encourage their recycling and/or re-use, to provide a sufficient supply to meet social and economic needs, whilst minimising impacts on the environment and communities and safeguarding resources for future generations.
Water and soil	8	Reduce the consumption of natural resources, protect, enhance and provide green infrastructure (GI), protect and enhance high quality agricultural land, and optimise the re-use of previously developed land (PDL), buildings, and infrastructure.
Air	9	Manage the impacts of development and associated activities to positively address pollution, and make sure that air quality improves and falls below objective limits.
Climatic factors	10	Adapt to and mitigate the impacts of climate change, including carbon dioxide emissions.

Topics		Sustainability objectives
Climatic factors	11	Minimise energy use, promote energy efficiency, and increase the generation of energy by decentralised, renewable or low carbon energy supply systems.
Transport	12	Reduce reliance on private transport.
Cultural heritage and landscape	13	Conserve and enhance the area's heritage (including its setting), landscape character, and townscapes; particularly those that are designated.
Social inclusiveness	14	Provide an appropriate quantity and quality of housing to meet the needs of the borough. This should include a mix of housing types, tenures, and affordability.
Social inclusiveness	15	Consider the needs of all sections of the community to achieve high levels of equality, diversity, and social inclusion.
Social inclusiveness	16	Maintain and enhance community services and amenities to sustain the existing and future communities in rural and urban areas.
Social inclusiveness	17	Address levels of deprivation by improving access to education and training, and the links between these resources and employment opportunities.
Economic development	18	Promote a sustainable, competitive, and low-carbon economy in rural and urban areas that benefits from a range of innovative and diverse businesses.
Economic development	19	Maintain and enhance the vitality and viability of town and village centres with a balanced provision of retail, leisure, visitor, and cultural facilities.
Economic development	20	Increase the supply of labour through improving access to job opportunities in rural and urban areas.

Coverage of objectives

6.4 The SA objectives are intended to work towards the improvement of the sustainability issues identified in the borough. The coverage of sustainability issues by objectives is identified in Appendix B.

Compatibility of objectives

6.5 To make sure that the identified objectives can all be achieved and are complementary there is a need to assess their compatibility. This assessment is performed by considering the likely implications of working towards the achievement of the objective, although it is acknowledged that likely impacts are affected by implementation, which cannot always be predicted at this stage.

Table 6.2 Compatibility of objectives

		1 Biodiversity and geodiversity	2 Healthy, active lifestyles and inequalities	3 Ageing population	4 Safety, crime and the fear of crime	5 Water quality, quantity, and flood risk	6 Waste management	7 Minerals	8 Natural resources, GI, agriculture, and PDL	9 Pollution	10 Climate change	11 Energy use and efficiency, and energy supply	12 Private transport	13 Heritage, landscapes, and townscapes	14 Quantity and quality of housing	15 Equality, diversity, and social inclusion	16 Community services and amenities	17 Deprivation and access to education and training	18 Sustainable, competitive, and low carbon economy	19 Town and village centres	20 Job opportunities
1	Biodiversity and geodiversity																				
2	Healthy, active lifestyles and inequalities	.																			
3	Ageing population	.	√																		
4	Safety, crime and the fear of crime	.	.	.																	
5	Water quality, quantity, and flood risk	√	√	.	.																
6	Waste management	?	.	.	.	√															
7	Minerals	?	.	.	.	√	√														
8	Natural resources, GI, agriculture, and PDL	√	√	.	.	√	√	?													
9	Pollution	√	√	√	.	√	√	?	√												
10	Climate change	√	√	√	.	√	√	?	√	√											
11	Energy use and efficiency, and energy supply	?	.	.	.	?	?	.	.	√	√										
12	Private transport	√	√	?	.	.	.	.	.	√	√	?									
13	Heritage, landscapes, and townscapes	√	.	?	.	?	?	?	√	.	.	?	?								
14	Quantity and quality of housing	?	√	√	.	?	.	√	?	.	?	?	.	?							
15	Equality, diversity, and social inclusion	.	√	√	?	.	.	.	.	.	.	.	?	?	√						
16	Community services and amenities	.	√	√	.	.	.	.	.	.	.	.	.	.	.	√					
17	Deprivation and access to education and training	.	?	?	?	.	.	.	.	.	.	.	?	.	.	√	.				
18	Sustainable, competitive, and low carbon economy	?	.	.	.	.	.	.	.	?	√	√	?	.	.	.	.	.			
19	Town and village centres	.	.	√	.	.	.	.	.	.	.	.	.	?	.	.	√	.	?		
20	Job opportunities	.	.	.	?	.	.	.	.	.	.	.	.	.	.	√	.	√	√	√	

Key to Table 6.2 Compatibility of objectives:

√ Compatible	X Incompatible	. No link/insignificant link	? Dependent on implementation

6.6 The assessment of potential conflict, required by the Strategic Environmental Assessment Directive, indicates that the majority of issues are either compatible or not linked; however there are several objectives where there is uncertainty as to whether there will be conflict, with this being dependent on the focus and method of implementation of policies.

7 Stage A4: Sustainability Appraisal Framework

7.1 The Sustainability Appraisal Framework (SAF) is at the centre of the SA process. It provides a way in which the social, economic, and environmental effects of a plan can be described, analysed, and compared, with the intention of delivering sustainable communities.

7.2 The aim of the SAF is to offer a consistent methodology for the appraisal of the effects of the plan and should produce results that allow direct comparison between various options.

7.3 The SAF consists of the sustainability objectives identified for Cheshire East along with a series of criteria for the assessment of how a plan performs against each of the objectives.

Table 7.1 Proposed Sustainability Appraisal Framework

Topics		Objective	Criteria
Biodiversity, flora, and fauna	1	Protect, maintain, and enhance biodiversity, habitats, soils, species, geodiversity, and important geological features; particularly those that are designated.	• Will it protect or enhance biodiversity? • Will it minimise the fragmentation of habitats? • Will it help protect any species at risk? • Will it protect or enhance geodiversity and geological sites and features? • Will it protect or enhance designated sites or species?
Population and human health	2	Create an environment that promotes healthy and active lifestyles and reduce inequalities in health.	• Will it improve human health? • Will it provide good opportunities to access facilities that encourage an active lifestyle, helping to reduce obesity?
Population and human health	3	Meet the health and social care needs of an ageing population.	• Will it provide for the needs of an ageing population?
Population and human health	4	Create a safe environment and reduce levels of and the fear of crime.	• Will it secure design that discourages crime and anti-social behaviour? • Will it promote the safety of the community and so reduce the fear of crime?
Water and soil	5	Positively address the issues of water quality and quantity, and manage flood risk	• Will it encourage the re-use and recycling of water, for example grey water and/or rain water harvesting? • Will it maintain and improve the quality of ground and surface waters? • Will it minimise risk to people, property, and ecosystems from flooding?

Topics		Objective	Criteria
			• Will it prevent development of the floodplain? • Will it encourage the use of sustainable drainage systems?
Water and soil	6	Achieve sustainable waste management through adhering to the principles of the waste hierarchy.	• Will it make sure that the treatment of waste has regard to the principles of the waste hierarchy? • Will it encourage sustainable methods of construction and use? • Will it result in the provision of appropriately designed waste management facilities in line with the waste hierarchy? • Will it encourage the disposal of waste as close to the point of origin as possible? • Will it balance the need to manage waste with social and environmental issues?
Water and soil	7	Manage sustainable mineral extraction, and encourage their recycling and/or re-use, to provide a sufficient supply to meet social and economic needs, whilst minimising impacts on the environment and communities and safeguarding resources for future generations.	• Will it encourage the reuse and/or recycling of minerals? • Will it protect nationally, regionally, and locally important mineral resources? • Will it allow for the delivery of a sufficient supply of minerals? • Will it balance the need to deliver minerals with social and environmental issues?
Water and soil	8	Reduce the consumption of natural resources, protect, enhance and provide green infrastructure, protect and enhance high quality agricultural land, and optimise the re-use of previously developed land, buildings, and infrastructure.	• Will it reduce the use, or result in efficient consumption, of natural resources? • Will it protect, enhance, create, or connect green infrastructure assets? • Will it protect or enhance the best quality agricultural land? • Will it encourage the re-use of previously developed land, buildings, and infrastructure?
Air	9	Manage the impacts of development and associated activities to positively address pollution, and make sure	• Will it positively contribute to the management of air pollution, particularly in Air Quality Management Areas? • Will it positively contribute to the management of water pollution? • Will it positively contribute to the management of contaminated

Topics		Objective	Criteria
		that air quality improves and falls below objective limits.	land and/or make sure additional contamination does not occur? • Will it encourage positive remediation of sites?
Climatic factors	10	Adapt to and mitigate the impacts of climate change, including from carbon dioxide emissions.	• Will it reduce the emissions of greenhouse gases, in particular carbon dioxide and methane? • Will it reduce the heat island effect? • Will it increase resilience to extreme weather events and longer term rising temperatures? • Will it prevent or mitigate flooding and rising sea levels?
Climatic factors	11	Minimise energy use, promote energy efficiency, and increase the generation of energy by decentralised, renewable or low carbon energy supply systems.	• Will it encourage the efficient use of energy? • Will it result in energy efficient development? • Will it result in the high quality design and layout of development? • Will it promote and encourage the use of decentralised, renewable, or low carbon energy?
Transport	12	Reduce reliance on private transport.	• Will it provide footpaths and/or cycleways • Will it provide cycle storage? • Will it encourage the use of public transport?
Cultural heritage and landscape	13	Conserve and enhance the area's heritage (including its setting), landscape character, and townscapes; particularly those that are designated.	• Will it protect or enhance the landscape? • Will it protect or enhance the townscape? • Will it complement the existing built and natural environment, making sure that the area remains distinctive? • Will it conserve and/or enhance heritage assets (both designated and non-designated), their setting, and the wider historic environment? • Will it contribute to the better management of heritage assets and tackle heritage at risk? • Will it impact on the Green Belt or strategic green gap?
Social inclusiveness	14	Provide an appropriate quantity and quality of housing to meet the needs of the borough. This	• Will it provide an appropriate quantity and quality of housing?

Topics		Objective	Criteria
		should include a mix of housing types, tenures, and affordability.	• Will it provide an appropriate mix of housing types and tenures? • Will it deliver sufficient affordable housing?
Social inclusiveness	15	Consider the needs of all sections of the community to achieve high levels of equality, diversity, and social inclusion.	• Will it increase equality? • Will it increase social inclusion? • Will it create a cohesive community? • Will it reduce poverty?
Social inclusiveness	16	Maintain and enhance community services and amenities to sustain the existing and future communities in rural and urban areas.	• Will it maintain or enhance necessary infrastructure? • Will it maintain or enhance necessary services and facilities? • Will it increase the accessibility of the countryside? • Will it provide infrastructure to support the existing community? • Will it provide the infrastructure to support the future community, considering cumulative impacts?
Social inclusiveness	17	Address levels of deprivation by improving access to education and training.	• Will it increase access to education and training opportunities?
Economic development	18	Promote a sustainable, competitive, and low-carbon economy in rural and urban areas that benefits from a range of innovative and diverse businesses.	• Will it result in sustainable economic growth? • Will it contribute to the achievement of a competitive and low-carbon economy? • Will it allow a diverse range of business types? • Will it positively affect both the rural and urban economy?
Economic development	19	Maintain and enhance the vitality and viability of town and village centres with a balanced provision of retail, leisure, visitor, and cultural facilities.	• Will it enhance the viability and vitality of town centres? • Will it enhance the viability and vitality of village centres? • Will it create a balanced provision of retail, leisure, visitor and cultural facilities?
Economic development	20	Increase the supply of labour through improving access to job opportunities in rural and urban areas.	• Will it increase access to job opportunities in rural or urban areas?

7.4 When utilising the SAF the following considerations should be considered:

- the likely effects: social, environmental, and economic

- the probability, duration, frequency and reversibility of the effects
- the magnitude and spatial extent of the effects (geographical area and size of population likely to be affected)
- the cumulative nature of the effects
- the trans-boundary nature of the effects
- risks to human health
- risks to the environment

7.5 It is intended that the objectives that form the SAF in this Report will be broadly consistent throughout all SA's that the council undertakes. As the SA evolves there may be situations that require the SAF to be reviewed. These situations could include:

- new baseline information emerging that better reflects the current objectives in the SAF
- changes to the objectives in the SAF
- direction from a consultation body that information in the SAF needs amending

8 Next steps

8.1 The SA Scoping Report has identified a SAF that will enable the social, economic, and environmental effects of the new local plan to be assessed. It also identifies a series of sustainability objectives and sub-objectives that can be monitored over time. Alternatives will be considered in emerging draft plans and will be considered against the SAF.

Consulting relevant authorities

8.2 This SA Scoping Report was prepared in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004.

8.3 In accordance with these Regulations this Report will be sent to the statutory Strategic Environmental Assessment Consultation Bodies with environmental responsibilities. These are:

- Environment Agency
- Natural England
- Historic England

8.4 The purpose of this consultation is to:

- make sure the SA is comprehensive and robust enough to support the new local plan
- make sure that the assessment methodology is comprehensive
- advise on the appropriateness of the sustainability objectives
- advise on the appropriateness of the key sustainability issues
- advise on the comprehensiveness of the baseline data

8.5 Consultation on this SA Scoping Report will run for xx weeks between **xx** and time on **xx YYYY**.

Contacting the Strategic Planning Team

8.6 You can contact the Strategic Planning Team by:

- email: localplan@cheshireeast.gov.uk
- website: www.cheshireeast.gov.uk/newlocalplan
- telephone: 01270 685893
- post: Strategic Planning, Cheshire East Council, c/o Delamere House, Delamere Street, Crewe CW1 2LL

A Appendix A: Related plans and policies

Table A.1 Related plans, policies and programmes: national

Document	Overview	Target/indicator	SA topic	New local plan implications
National Planning Policy Framework (DLUHC, 2023) (NPPF)	Sets out the government's planning policies for England and how these should be applied. It provides a framework in which locally prepared plans for housing and other development can be produced.	Sets out three overarching objectives for the planning system (economic, social, and environmental), which should be delivered through the preparation and implementation of plans and the application of the policies in the NPPF. At the heart of the NPPF is the presumption in favour of sustainable development.	All	The new local plan will need to be consistent with the policies and objectives of the NPPF.
Planning Practice Guidance (DLUHC) (PPG)	Provides detailed policy guidance and sets out how the government envisages the planning system will operate.	None identified.	All	The policies of the new local plan should take the PPG into account.
Planning policy for Traveller sites (DLUHC and MHCLG, 2015) (PPTS)	Sets out the government's planning policy for Traveller sites.	Sets out 11 aims to ensure fair and equal treatment for Travellers, in a way that facilitates the traditional and nomadic way of life of Travellers while respecting the interests of the settled community.	Social inclusion	The new local plan will need to be consistent with the policies and aims of the PPTS.
National Planning Policy for Waste (DLUHC and MHCLG, 2014) (NPPW)	Sets out detailed waste planning policies.	None identified.	Water and soil	The new local plan will need to be consistent with the policies and aims of the NPPW.

Document	Overview	Target/indicator	SA topic	New local plan implications
Securing the Future: UK Government Sustainable Development Strategy (DEFRA, 2005)	Sets out five principles that form the basis for policy in the UK. For a policy to be sustainable, it must respect all five of these principles: • living within environmental limits • ensuring a strong, healthy and just society • achieving a sustainable economy • promoting good governance • using sound science responsibly	A range of national indicators. More relevant strategies exist at regional and local levels.	Economic development; population and human health; biodiversity, flora and fauna	The new local plan should include policies that are socially, economically, and environmentally balanced and that promote sustainable development.
The growth plan 2022 (HM Treasury)	Sets out the government's plan to achieve sustainable growth, which will lead to higher wages, greater opportunities and provide sustainable funding for public services. This includes Investment Zones, liberalising the planning system, reform of the Nationally Significant Infrastructure planning system, bringing onshore wind planning policy in line with other infrastructure.	Government's primary economic objective is to boost trend growth to 2.5%.	Economic development	Policies of the new local plan should provide for sustainable economic growth.
National Policy Statements (NPS)	Gives reasons for the policy set out in the statement and includes an explanation of how the policy	Includes several national objectives.	Climatic factors; water and soil; air; transport	The new local plan will need to consider and be consistent with the policies and

Document	Overview	Target/indicator	SA topic	New local plan implications
	takes account of government policy relating to the mitigation of, and adaptation to, climate change. They comprise the government's objectives for the development of nationally significant infrastructure in a particular sector and state. The NPS are: • EN-1 Overarching Energy • EN-2 Fossil Fuel Electricity Generation Infrastructure • EN-3 Renewable Energy Infrastructure • EN-4 Gas Supply Infrastructure and Gas and Oil Pipelines • EN-5 Electricity Networks Infrastructure • EN-6 Nuclear Power Generation • Ports • National Networks • Airports • Waste Water • Hazardous Waste • Water Resources Infrastructure • Geological Disposal Infrastructure			objectives of the NPS where applicable.

Document	Overview	Target/indicator	SA topic	New local plan implications
Planning for sport guidance (Sport England, 2019)	Guidance on how the planning system can help to provide opportunities for all to take part in sport and be physically active.	To help provide active environments that maximise opportunities for sport and physical activity for all, enabling the already active to be more so and the inactive to become active.	Population and human health	The new local plan will need to promote healthy communities.
The Climate Change Act 2008	Sets out the legally binding target for emissions reductions.	UK emissions to fall by 34% by 2020, and at least 80% by 2050.	Climatic impact	The new local plan should contribute to the achievement of this legislation.
UK Climate Change Risk Assessment 2022 (DEFRA)	The risk assessment considers 61 UK-wide climate risks and opportunities cutting across multiple sectors of the economy and it prioritises risk areas for action in the next two years.	Prioritises eight risk areas for action in the next two years: • risks to the viability and diversity of terrestrial and freshwater habitats and species from multiple hazards • risks to soil health from increased flooding and drought • risks to natural carbon stores and sequestration from multiple hazards • risks to crops, livestock and commercial trees from multiple climate hazards • risks to supply of food, goods and vital services due	Water and soil; climatic impact; population and human health	The new local plan should consider the results of this assessment.

Document	Overview	Target/indicator	SA topic	New local plan implications
		to climate-related collapse of supply chains and distribution networks • risks to people and the economy from climate-related failure of the power system • risks to human health, wellbeing and productivity from increased exposure to heat in homes and other buildings • multiple risks to the UK from climate change impacts overseas		
British energy security strategy (DESNZ, Prime Minister's Office 10 Downing Street, and DBEIS, 2022)	A plan to bring clean, affordable, secure power to the people for generations to come. This includes using wind and solar power, increasing hydrogen production, nuclear reactors, energy efficient homes and businesses.	Sets out energy plan objectives and key measures for oil and gas, nuclear, solar, wind, hydrogen, and demand	Climatic impact; population and human health	The new local plan should contribute to the achievement of this strategy.
Taking charge: the electric vehicle infrastructure strategy (DfT, 2022)	Strategy setting out the government's vision and action plan for the rollout of electric vehicle charging infrastructure.	None identified.	Climatic factors; air	Polices in the new local plan should seek to facilitate and support the installation of

Document	Overview	Target/indicator	SA topic	New local plan implications
				electric vehicle charging infrastructure.
Clean Air Strategy (DECC, 2019)[105]	Sets out the comprehensive actions required across all parts of government and society to improve air quality: • protect the nation's health • protect the environment • secure clean growth and innovation • reduce emissions from transport, homes, farming and industry • monitor our progress	The government to: • reduce the harm to human health from pollution • reduce peoples exposure to PM2.5 by reducing by 50% the number of people living in locations above 10µg/m3 by 2025	Population and human health; air; biodiversity, flora and fauna; climatic factors; water and soil	The new local plan should contribute to the achievement of this strategy.
Build Back Better: our plan for growth (HM Treasury, 2021)	Sets out the government's plans to support growth through significant investment in infrastructure, skills and innovation, and to pursue growth that levels up every part of the UK, enables the transition to net zero, and supports its vision for Global Britain. This includes streamlining the planning system.	Three core pillars of growth are identified under which are several objectives: infrastructure; skills; innovation.	All	The policies of the new local plan should take this plan into account.
Environmental Improvement Plan (DEFRA, 2023)	Sets out goals for improving the environment over 25 years.	Goals and targets set under the following topics: • clean air • clean and plentiful water	Biodiversity, flora and fauna; air; water and soil; population	The new local plan should contribute to the achievement of this plan.

105 Department of Energy & Climate Change

Document	Overview	Target/indicator	SA topic	New local plan implications
		• thriving plants and wildlife • reducing the risks of harm from environmental hazards • using resources from nature more sustainably and efficiently • enhancing beauty, heritage and engagement with the natural environment • mitigating and adapting to climate change • minimising waste • managing exposure to chemicals • enhancing biosecurity	and human health; cultural heritage and landscape; climatic factors	
Waste management plan for England (DEFRA, 2021)	Sets out the government's ambition to work towards a more sustainable and efficient approach to resource use and management.	Waste management plans must include the measures to be taken so that, by 2035: • the preparing for re-use and the recycling of municipal waste is increased to a minimum of 65% by weight • the amount of municipal waste landfilled is reduced to	Water and soil	The new local plan should contribute to the achievement of this plan.

Document	Overview	Target/indicator	SA topic	New local plan implications
		10% or less of the total amount of municipal waste generated (by weight)		
England Peat Action Plan (DEFRA, 2021)	Sets out the government's long-term vision for the management, protection and restoration of our peatlands, so that they provide a wide range of benefits to wildlife, people and the planet. To implement this vision, the plan includes: • the announcement of the Nature for Climate Peatland Grant Scheme through the Nature for Climate Fund • a commitment to end the use of peat in the amateur horticulture sector • a new spatial map of England's peatlands	Secure our peatlands' carbon store so they meet their contribution to net zero by 2050.	Water and soil; climatic factors	The new local plan should consider the value of peatlands. Some areas of peatland are potentially susceptible to development pressure, and it is vital that planning policies reflect the importance of managing peatlands and avoid detrimental climate, water and biodiversity impacts from development.
Meeting our Future Water Needs: a National Framework for Water Resources (EA, 2020)	A framework to provide a strategic direction to long-term water resource planning built on a shared vision to leave the environment in a better state than we	None identified.	Water and soil; economic development; population and human health	The new local plan should take account of water sustainability.

Document	Overview	Target/indicator	SA topic	New local plan implications
	found it, improve the nations resilience to drought, minimise interruptions to water supplies for all users and support growth while underpinning a thriving economy.			
Environment Act 2021	This Act seeks to improve air and water quality, tackle waste, increase recycling, halt the decline of species, and improve the natural environment.	Statutory targets in four priority areas: • air quality • biodiversity • water • waste 50% reduction in residual waste per person by 2042 with an interim reduction in tonnage by January 2028 of 21%, would require going beyond the above national recycling target, around 73% at 2042. The government has recently stated a desire to eliminate the landfilling of biodegradable municipal waste by 2028.	Biodiversity, flora and fauna; air; water and soil	The policies of the new local plan will be expected to comply with this Act.
Biodiversity duty: public authority duty to have regard to conserving biodiversity (DEFRA, updated 2022)	A public authority has a duty to have regard to conserving biodiversity as part of policy or decision making. Conserving biodiversity can include restoring or enhancing a population or habitat.	None identified.	Biodiversity, flora and fauna	New local plan policies should seek to conserve biodiversity.
By All Reasonable Means: Least restrictive access to the	Designed to help improve the accessibility of sites, routes and facilities.	None identified.	Cultural heritage and landscape; population	New local plan policies should consider the advice in this document to

Document	Overview	Target/indicator	SA topic	New local plan implications
outdoors (Sensory Trust, 2020)			and human health; social inclusiveness	make sure that sites, routes and facilities are accessible to all.
Flood and Coastal Erosion Risk Management Strategy for England (EA, 2020)	Describes what needs to be done by all risk management authorities involved in flood and coastal erosion risk management for the benefit of people and places.	Three long-term ambitions: • climate resilient places • today's growth and infrastructure resilient in tomorrow's climate • a nation ready to respond and adapt to flooding and coastal change	Climatic impact; water and soil	The new local plan should take full account of flood risk.
Opening Doors, Breaking Barriers: A Strategy for Social Mobility (Cabinet Office and Deputy Prime Minister's Office, 2011)	Sets out that a well-functioning housing market can promote social mobility and increase fairness in the distribution of wealth. Social mobility is defined as the degree to which the patterns of advantage and disadvantage in one generation are passed onto the next. The government intends to provide more housing and improve choice by increasing the supply of suitable housing, stabilising of the housing market and build confidence for buyers, sellers, house builders	Provides lead indicators that support the government's action plan for improving social mobility in each life stage (foundation years, school years, transition years and adulthood): • low birth weight • child development • school attainment • employment and participation in education of 18-24 year olds • further education	Social inclusiveness; population and human health	The new local plan should seek to provide a mix of housing, including affordable homes.

Document	Overview	Target/indicator	SA topic	New local plan implications
	and lenders, and increasing housing affordability.	• higher education • social mobility in adulthood		
Planning (Listed Buildings and Conservation Areas) Act 1990	Sets out legislation behind the process of heritage protection.	None identified.	Cultural heritage and landscape	The policies of the new local plan will be expected to comply with this Act.
Ancient Monuments and Archaeological Areas Act 1979	Sets out legislation behind the process of heritage protection.	None identified.	Cultural heritage and landscape	The policies of the new local plan will be expected to comply with this Act.
Levelling up and Regeneration Act 2023	The Act seeks to, amongst other things, build homes in areas most in need, produce more local infrastructure, build beautifully, address inequality and enhance the natural environment.	None identified.	Biodiversity, flora and fauna, population and human health, cultural heritage and landscape, social inclusiveness	The policies of the new local plan will be expected to comply with this Act.
Natural Environment and Rural Communities Act 2006	Places a duty on public bodies and statutory authorities to ensure due regard to the conservation of biodiversity. Section 41 of the Act refers to a published list of habitats and species that are of principal importance for the conservation of biodiversity in England.	None identified.	Biodiversity, flora and fauna	The policies of the new local plan will be expected to comply with this Act.
Net Zero Strategy: Build back greener (DECC and DBEIS, 2021)	Sets out policies and proposals for decarbonising all sectors of the UK	Net zero by 2050.	Climatic factors	The new local plan should contribute to the achievement of net zero.

Document	Overview	Target/indicator	SA topic	New local plan implications
	economy to meet the net zero target by 2050.			
Land use: Reducing emissions and preparing for climate change (Climate Change Committee, 2018)	Assess the role of land use change in meeting climate change mitigation and adaptation objectives.	None identified.	Climatic factors	The new local plan should consider the link between land use and climate change.
Our waste, our resources: A strategy for England (DEFRA, EA, 2018)	Sets out how material resources will be preserved by minimising waste, promoting resource efficiency and moving towards a circular economy in England.	• double resource productivity and eliminate avoidable waste by 2050 • minimise damage caused to the natural environment by reducing waste safely and carefully • deal with waste crime	Water and soil	The new local plan should contribute to the achievement of this strategy.
Water abstraction plan (DEFRA, 2021)	Sets out how the government will reform water abstraction management over the coming years and how this will protect the environment and improve access to water.	Around 90% of surface water bodies and 77% of groundwater bodies meet the required standards by 2021.	Water and soil	The new local plan should contribute to the achievement of this plan.
National flood and coastal erosion risk management strategy (EA, 2020)	Describes what needs to be done by all risk management authorities involved in flood and coastal erosion risk management for the benefit of people and places.	None identified.	Population and human health, water and soil	The new local plan should seek to manage flood risk.

Document	Overview	Target/indicator	SA topic	New local plan implications
National and regional guidelines for aggregates provision in England 2005-2020 (MHCLG)	Guidelines to inform the provision of aggregates through the planning system.	Sets out guidelines at a regional level.	Water and soil	The new local plan should consider these guidelines.
Safeguarding our soils. A strategy for England (DEFRA, 2009)	Highlights areas that will be prioritised in tackling degradation threats.	Sustainable management of soils and degradation threats tackled successfully by 2030.	Water and soil	The new local plan should seek to manage soil sustainably.
National design guide (DLUHC and MHCLG, 2021)	Sets out the characteristics of well-designed places and demonstrates what good design means in practice.	None identified.	Population and human health, cultural heritage and landscape, economic development	The new local plan should seek to achieve good design.
Clean growth strategy (DESNZ and DBEIS, 2017)	Sets out proposals for decarbonising all sectors of the UK economy through the 2020s. It explains how the whole country can benefit from low carbon opportunities, while meeting national and international commitments to tackle climate change.	Key policies and proposals are set out in the strategy.	Climatic factors	The new local plan should support low carbon opportunities.
Health equity in England: The Marmot review 10 years on (The Health Foundation, 2020)	Explores what has happened to health inequalities and social determinants of heath in the decade since the Marmot Review. It also sets out an agenda for the government and local authorities to	None identified.	Population and human health	The new local plan should seek to reduce health inequality.

Document	Overview	Target/indicator	SA topic	New local plan implications
	take action to reduce health inequalities in England.			
Equality Act 2010	Legally protects people from discrimination in the workplace and in wider society. The Act defines 'protected characteristics[106] for which it is unlawful to discriminate against indirectly or directly, harass, or victimise. The public sector equality duty, which came into force in April 2011, requires public authorities to have due regard to the need to achieve the objectives set out in Section 149 of the Equality Act in carrying out their function.	None identified.	Social inclusiveness	The policies of the new local plan will be expected to comply with this Act.
Decarbonising transport: A better, greener Britain (DfT, 2021)	Sets out the government's commitments and the actions needs to decarbonise the UK's transport system.	Sets out a list of commitments for the government.	Climatic factors	The new local plan should contribute to the achievement of this strategy.
Better planning, better transport, better places (Chartered Institute of Highways & Transportation, 2019)	Provides advice to encourage a more sustainable approach to transport.	Sets out recommendations for improving current practice.	Transport	The new local plan should support sustainable transport opportunities.

106 'Age, disability, gender reassignment, pregnancy and maternity, race, religion and belief, sex, sexual orientation. For marriage and civil partnership, the public sector equality duty (which came into force in April 2011) means having due regard to the need to eliminate discrimination in employment. There is no obligation to advance equality nor foster good relations as far as this protected characteristic is concerned.

Document	Overview	Target/indicator	SA topic	New local plan implications
Flood and Water Management Act (2010)	Provides for better, more comprehensive management of flood risk for people, homes and businesses, helps safeguard community groups from unaffordable rises in surface water drainage charges, and protects water supplies to the consumer.	None identified.	Water and soil	The policies of the new local plan will be expected to comply with this Act.

Table A.2 Related plans, policies and programmes: regional/sub-regional

Document	Overview	Target/indicator	SA topic	New local plan implications
Draft Regional Plan for consultation (Water Resources West, 2022)	A framework to provide a strategic direction to long-term water resource planning built on a shared vision to leave the environment in a better state than we found it, improve the nation's resilience to drought, minimise interruptions to water supplies for all users and support growth while underpinning a thriving economy.	None identified.	Water and soil; economic development; population and human health	The new local plan should take account of water sustainability.
Strategic and Economic Plan. Cheshire and Warrington Matters (Cheshire and Warrington Local Enterprise Partnership, 2017)	Sets out the key opportunities to drive growth ambitions across the Cheshire and Warrington sub-region: • science, technology and innovation assets	Grow the Cheshire and Warrington's sub-region economy's GVA to £50billion per annum by 2040.	Economic development	The new local plan will need to consider the contents of this document.

Document	Overview	Target/indicator	SA topic	New local plan implications
	• HS2 • cross-border opportunities			
North West River Basin District River Basin Management Plan (EA, 2022)	Describes the challenges that threaten the water environment and how these challenges can be managed.	• Weaver Gowy challenges: pollution from agriculture and rural areas, wastewater, and physical modifications • Upper Mersey challenges: physical modifications, pollution from agriculture and rural areas, and changes to the natural flow and water levels	Water and soil	The new local plan will need to consider the river catchment challenges.
North West River Basin District Flood Risk Management Plan 2021 to 2027 (EA, 2022)	A plan to manage significant flood risks in the North West River Basin District. It focuses on areas that have been designated as being at particular risk of flooding from either rivers and sea or surface water	None identified.	Water and soil	The new local plan should seek to manage flood risk.
Cheshire Historic Landscape Characterisation Project (Cheshire County Council and English Heritage, 2007)	Provides guidance for the sustainable management of historic landscapes in Cheshire.	None identified.	Cultural heritage and landscape	The new local plan must take account of historic landscape and buildings in the borough and potentially neighbouring authorities.
Cheshire Historic Towns Survey (Cheshire County	Survey of 37 historic towns in Cheshire to produce	None identified.	Cultural heritage and landscape	The new local plan must take account of

Document	Overview	Target/indicator	SA topic	New local plan implications
Council and English Heritage, 2003)	a detailed synthesis of their historical and archaeological backgrounds. The survey assists in identifying the unique character of each town to ensure the sustainable management of each area's archaeological urban heritage. It proposes areas of archaeological potential and archaeological character zones, where possible, for each town.			historic landscapes (including areas of archaeological potential) and buildings in the borough and potentially neighbouring authorities.
Local plans of adjacent authorities	These documents contain the development plan for the relevant area. They will specify a vision, objectives and policies.	None identified.	All	These documents contain the social, environmental and economic policies and objectives for each of the adjacent local authorities. The new local plan will need to consider the content of neighbouring authorities policies.
Local transport plans (LTPs) of adjacent authorities	Strategic plans to maintain and improve transport in the area.	None identified.	All	The new local plan will need to consider the content of neighbouring authorities' LTPs.
Places for everyone submission plan, (Greater	A joint plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth.	Policy JP-S 2 requires net zero carbon from 2028.	All	The new local plan will need to consider the

Document	Overview	Target/indicator	SA topic	New local plan implications
Manchester Combined Authority, 2021)				policies contained in this plan.
Shaping the future of water in the North West from 2025 (United Utilities)	Sets out a strategy to make sure there is an adequate supply of water to meet demand from 2025 to 2050 and beyond.	None identified.	Water and soil	The new local plan will need to consider this strategy.

Table A.3 Related plans, policies and programmes: local

Document	Overview	Target/indicator	SA topic	New local plan implications
Connected Communities Strategy 2021-2025 (CEC[107])	Sets out our aims and key delivery areas we want to focus on with our partners to better connect with our communities over the next three years. The Strategy covers three key areas that identify ambitions and key indicators: • connecting people • connecting services • connecting places	Set of shared principles: • be fairer by connecting you to other people • be more connecting with you to services • be greener together connecting you to your local place	All	The new local plan should seek to deliver social value and the spatial priorities set out in the Strategy.
Cheshire East Council Corporate Plan 2021-2025 (CEC)	An overarching strategic document that covers the full range of the council's responsibilities and sets out ambitions for the borough.	Sets out three broad aims: • an open and enabling organisation • a council which empowers and cares about people • a thriving and sustainable place	All	The new local plan should help to achieve these aims.

107 Cheshire East Council

Document	Overview	Target/indicator	SA topic	New local plan implications
Local Transport Plan 2019-2024 (CEC)	A strategy that considers all form of transport over the five year period of 2019-2024. It is a framework for how transport will support wider policies to improve our economy, protect our environment and make attractive places to live, work and play. The vision is that Cheshire East's transport network will enable growth through improved connectivity, a better quality of life and enhanced quality of place.	Six outcomes: • our local communities are strong and supportive • Cheshire East has a strong and resilient economy • people have the life skills and education they need to thrive • Cheshire East is a green and sustainable place • people live well for longer • a responsible, effective and efficient organisation	Air; population and human health; transport; social inclusiveness; biodiversity flora and fauna; cultural heritage and landscape; climatic factors	The new local plan will need to consider and reflect this document.
Cheshire East Rights of Way Improvement Plan (CEC, 2011)	Developed to assess: • the extent which the local rights of way network meets the present and future needs of the public • opportunities provided by the local rights of way networks for exercise and other forms of open-air recreation and the enjoyment of the local authority area • the accessibility of local rights of	It contains a statement of the actions that the authority propose to take for the management of local rights of way, and for securing an improved network of local rights of way.	Air; population and human health	The new local plan will need to consider and reflect the wider objectives of this document.

Document	Overview	Target/indicator	SA topic	New local plan implications
	way for blind or partially sighted persons and other with mobility problems			
Housing Strategy 2018 to 2023 (CEC)	Looks forward to what our ambitions and priorities should be for the next five years and how we should focus our resources. It supports the council's aims and objectives for housing in the borough, working to improve the quality, choice and supply of housing for current and future residents.	The Strategy sets out challenges and opportunities.	Social inclusiveness	The new local plan will need to make sure that the appropriate levels and types and tenures of housing are available to meet the needs of the local population.
Homelessness & Rough Sleeping Strategy 2021-2025 (CEC)	Outlines how we will prevent homelessness, giving residents the ability to access and sustain affordable housing and an improved quality of life.	Sets out four strategic priorities: 1. enabling people to remain in in their own home 2. provide interventions to prevent/reduce rough sleeping 3. enable people who are homeless to secure appropriate accommodation 4. ensure adequate support is in place to help maintain and secure accommodation	Social inclusiveness	This document should be considered when developing relevant planning policies and objectives to try and reduce homelessness in the borough.

Document	Overview	Target/indicator	SA topic	New local plan implications
Vulnerable and Older Persons' Housing Strategy 2020-2024 (CEC)	Sets the priorities, direction and actions designed to improve the performance and choice of housing and related accommodation services for vulnerable and older people.	Sets out key priorities for older adults, learning disabilities, mental health, young people in need, cared for children and care leavers, drugs and alcohol, physical and sensory disabilities, domestic abuse, and homelessness.	Social inclusiveness; population and human health	The new local plan will need to make sure that the appropriate levels and types and tenures of housing are available to meet the needs of the local population.
Cheshire East Borough Council Air Quality Action Plan 2020-2025 (CEC, 2021)	Details the measures the council proposes to take in improving air quality in the Air Quality Management Areas.	Sets out key priorities: • development and planning • traffic management • alternative travel • active travel • low emission transportation • transportation • public awareness • green infrastructure	Air; population and human health; biodiversity, flora and fauna; climatic factors	The new local plan should integrate air quality into its policies and objectives.
Local Air Quality Strategy for Cheshire East Council (CEC, 2018)	Aims to support the achievement of how the council will undertake its air quality responsibilities and how it will work both across internal departments and other relevant external partners.	Sets out air quality objectives for pollutants and the date to which they should be achieved.	Air; population and human health; biodiversity, flora and fauna; climatic factors	The policies and objectives in the local plan should take account of the spatial planning and air quality commitments set out in the document.
Low Emission Strategy (CEC and Amec Foster Wheeler, 2018)	Policy that includes a plan of actions designed to lower the emissions from transport and encourage developers to implement sustainable	Sets out air quality objectives for pollutants and the date to which they should be achieved.	Air; population and human health; biodiversity, flora and fauna; climatic factors	The policies in the new local plan should reflect those set out in the document.

Document	Overview	Target/indicator	SA topic	New local plan implications
	planning systems/ developments to improve air quality.			
Cycling Strategy 2017-2027 (CEC)	Provides a framework to guide future investment in cycling.	• double the number of people cycling once per week for any journey purpose in Cheshire East by 2027 from a 2014 baseline • improve public perception of cycling by ensuring that annually measured highway satisfaction scores are improving over time	Air; population and human health; biodiversity, flora and fauna; climatic factors	The new local plan will need to consider and reflect the wider objectives of this document.
2023-2028 Cheshire East Visitor Economy Strategy (CEC)	Sets the strategic direction for Cheshire East's visitor economy.	Sets out several strategic priorities and actions.	Economic development; cultural heritage and landscape	The content of this document should be considered when developing relevant planning policies and objectives.
Crewe Town Centre Regeneration Delivery Framework for Growth (CEC, 2015)	Sets out a vision for Crewe town centre and identifies how key sites could be brought forward for redevelopment. It outlines how the town centre can be transformed alongside new investments in the town centre.	The vision is supported by objectives: • stimulate new investment in the town centre • increase the number of town centre users, dwell time and spend • diversify the housing stock in and around Crewe and	Economic development; cultural heritage and landscape; social inclusiveness; transport	This document should be considered when developing relevant planning policies and objectives.

Document	Overview	Target/indicator	SA topic	New local plan implications
		increase the town centre's catchment • make it easier to get into and around the town centre by foot, bicycle, bus and car • improve the quality and amount of public space and public realm that links key spaces, buildings and the town's heritage and cultural offer in the town centre and to the railways station/ proposed HS2 hub		
A Cultural Strategy for Crewe 2019-29 (Crewe Cultural Forum)	Sets the level and ambition for Crewe's cultural offer for the next 10 years.	Sets out an action plan for six outcomes related to young people, confidence and distinctiveness, heritage, creative and digital sector, health and wellbeing, economic success and appeal.	Cultural heritage and landscape; population and human health; economic development	The new local plan will need to consider this document.
Macclesfield Town Centre Regeneration Framework (CEC, 2019)	Sets a vision for the future regeneration of the town centre that celebrates its quirkiness, identifies seven character areas, suggesting three of these as priorities and nine strategic objectives for the town centre as a whole.	Sets out strategic action for the objectives: • grow our town centre populations • grow and diversify our leisure and evening economy • enhance the retail offer • make more of our connectivity	Cultural heritage and landscape; economic development	This document should be considered when developing relevant planning policies and objectives.

Document	Overview	Target/indicator	SA topic	New local plan implications
		• support businesses to create jobs and develop skills • harness our distinctiveness • cherish our historic buildings and repurpose underutilised assets • enhance the town centre environment • raise aspirations and change perceptions		
Macclesfield Heritage and Culture Strategy (CEC and Make it Macclesfield Forum, 2014)	Seeks to promote the opportunities that exist in Macclesfield in terms of heritage and culture.	None identified.	Economic development; cultural heritage and landscape.	This document should be considered when developing relevant planning policies and objectives.
Village design statements produced in Cheshire East	A practical tool to help influence decisions on design and development in a town or village centre.	None identified.	All	These documents should be considered when developing the new local plan.
Neighbourhood plans made in Cheshire East	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 of the priorities of the wider local area.	Contains policies on the development and use of land.	All	These documents form part of the development plan.

Document	Overview	Target/indicator	SA topic	New local plan implications
New local plan for Cheshire East evidence base documents	Documents will be produced to form the evidence base for the new local plan.	They will contain information to be considered in the local plan process	All	The documents should be considered when developing relevant policies and objectives.
Cheshire East Council Municipal Waste Management Strategy to 2030 (CEC, 2014 (revised 2020)	Sets out how CEC intend to reduce, reuse, recycle, recover and dispose of municipal waste between 2014 and 2030. Its strategy sets out key aims and objectives for the management of waste.	Contains key performance indicators under the categories of service delivery, waste reduction and re-use, recycling, residual waste manage, and working together	Water and soil	The new local plan should seek to manage waste sustainably.
Jodrell Bank Observatory Management Plan (2019)	Seeks the strategic long-term protection of the Jodrell Bank Observatory World Heritage Site (WHS). It lays out a framework for decision-making and managing change in the context of the WHS including management goals, objectives and both long-term and day-to-day actions required to protect, conserve and present the Site.	Sets out actions and timescales for policies.	Cultural heritage and landscape	The new local plan should seek to preserve those elements of significance that contribute to Jodrell Bank's Outstanding Universal Value.
Conservation area appraisals (CEC)	An assessment of existing and proposed conservation areas. They are also intended to highlight the implications for future preservation	Contains information to be considered in the local plan process.	Cultural heritage and landscape	These documents should be considered when developing

Document	Overview	Target/indicator	SA topic	New local plan implications
	and enhancement of conservations areas and provide a useful basis for publication of proposals for their preservation and enhancement.			relevant policies and objectives.
Local List of Historic Buildings Supplementary Planning Document (CEC, 2010)	Identifies buildings and structures in Cheshire East that are of local importance, yet without another form of national historic environment designation.	Contains information to be considered in the local plan process.	Cultural heritage and landscape	This document should be considered when developing relevant policies and objectives.
Environment Strategy 2020-24 (CEC, 2020)	Sets out the council's priority actions to reduce emissions and become a carbon neutral council by 2025.	Carbon neutral by 2025.	Climatic factors; air; water and soil; transport; biodiversity, flora and fauna; population and human health	The new local plan should integrate carbon neutrality into its policies and objectives.
The joint local health and wellbeing strategy for the population of Cheshire East 2023/28 (NHS and CEC)	Sets out the vision and aspirations to improve health and wellbeing whilst reducing health inequalities across the borough.	Sets out four outcomes relating to good health and wellbeing, children and young people, mental health and wellbeing, and independent living. These outcomes are accompanied by indicators.	Population and human health	The new local plan should seek to improve health and wellbeing and reduce health inequality.
Cheshire East Local Aggregate Assessment 2023 (CEC, 2023)	A yearly assessment that monitors the aggregate supply position and assesses the demand for, and supply of, aggregates in the authority area.	The report contains many indicators.	Water and soil	The new local plan should take the findings of this document into account when developing policies and objectives.

Document	Overview	Target/indicator	SA topic	New local plan implications
Cheshire East Rural Action Plan 2022-26 (CEC)	A plan to help inform strategic choices, focusing on the economy in rural areas as well as the environment, health, and connectivity.	Contains indicative performance indicators for digital connectivity (broadband and mobile), access for residents, business and visitors, rural housing, strong, supportive rural places and communities, planning for a green and sustainable place, visitor and cultural economy, and rural based businesses.	Cultural heritage and landscape, social inclusiveness, economic development	The new local plan should consider the needs of rural areas.

B Appendix B: Issues and objectives

Table B.1 Sustainability issues and objectives

	Sustainability issues		Sustainability objectives
1	There are local priority species and habitats in the borough, most of which need conservation measures due to threats to their numbers.	1	Protect, maintain, and enhance biodiversity, habitats, soils, species, geodiversity, and important geological features; particularly those that are designated.
2	There are habitats and species identified as requiring conservation at a European level in the borough boundary, as well as Ramsar sites.	1	Protect, maintain, and enhance biodiversity, habitats, soils, species, geodiversity, and important geological features; particularly those that are designated.
3	The borough has an ageing population.	3	Meet the health and social care needs of an ageing population.
4	There is limited ethnic diversity in the borough.	15	Consider the needs of all sections of the community to achieve high levels of equality, diversity, and social inclusion.
5	Generally, the health of the borough's population is varied and can be linked to deprivation in some areas.	2	Create an environment that promotes healthy and active lifestyles and reduce inequalities in health.
6	The proportion of overweight or obese Reception age children has increased.	2	Create an environment that promotes healthy and active lifestyles and reduce inequalities in health.
7	There is an association between deprivation and health inequality reflected in higher incidences and mortality rates for some cancers in more deprived areas.	2	Create an environment that promotes healthy and active lifestyles and reduce inequalities in health.
8	There has been a decrease in the number of reported crimes.	4	Create a safe environment and reduce levels of and the fear of crime.
9	Pollution is an issue for the Weaver/ Gowy and Upper Mersey river catchment areas.	5	Positively address the issues of water quality and quantity, and manage flood risk
10	Ecological river quality in the borough has remained broadly the same and is still an issue, and the status of chemical river quality is unknown.	5	Positively address the issues of water quality and quantity, and manage flood risk
11	Cheshire East has a diverse mineral resource including 16 permitted mineral extraction sites with reserves of silica (or industrial) sand, construction sand and gravel, sandstone (hard/crushed rock), salt (brine) and peat.	7	Manage sustainable mineral extraction, and encourage their recycling and/or re-use, to provide a sufficient supply to meet social and economic needs, whilst minimising impacts on the environment and communities and safeguarding resources for future generations.

	Sustainability issues		Sustainability objectives
12	There is a low landbank for aggregate sand and gravel.	7	Manage sustainable mineral extraction, and encourage their recycling and/or re-use, to provide a sufficient supply to meet social and economic needs, whilst minimising impacts on the environment and communities and safeguarding resources for future generations.
13	The borough has proportionately more grade 1, 2 and 3 agricultural land than the North West and England.	8	Reduce the consumption of natural resources, protect, enhance and provide green infrastructure, protect and enhance high quality agricultural land, and optimise the re-use of previously developed land, buildings, and infrastructure.
14	Over 1.2 million tonnes of waste arose in the Cheshire East plan area.	6	Achieve sustainable waste management through adhering to the principles of the waste hierarchy.
15	There are areas in the borough that suffer from poor air quality.	9	Manage the impacts of development and associated activities to positively address pollution, and make sure that air quality improves and falls below objective limits.
16	Road traffic is the main source of air quality issues in the borough.	9	Manage the impacts of development and associated activities to positively address pollution, and make sure that air quality improves and falls below objective limits.
17	There is a climate emergency.	11	Minimise energy use, promote energy efficiency, and increase the generation of energy by decentralised, renewable or low carbon energy supply systems.
18	Carbon dioxide emissions from transport in the borough (most of which is from road transport) have fallen relatively slowly, with transport continuing to emit the most carbon dioxide out of eight sectors .	10	Adapt to and mitigate the impacts of climate change, including carbon dioxide emissions.
19	There is a high reliance on private transport in the borough.	12	Reduce reliance on private transport.
20	The public rights of way network and canal towpaths are not fully accessible for users who are less mobile.	15	Consider the needs of all sections of the community to achieve high levels of equality, diversity, and social inclusion.
21	The borough contains several cultural and environmental assets, including designated heritage assets.	13	Conserve and enhance the area's heritage (including its setting), landscape character, and townscapes; particularly those that are designated.

	Sustainability issues		Sustainability objectives
22	There are a variety of landscape types and historic land classifications in the borough.	13	Conserve and enhance the area's heritage (including its setting), landscape character, and townscapes; particularly those that are designated.
23	There is a low level of tree canopy cover in the borough.	13	Conserve and enhance the area's heritage (including its setting), landscape character, and townscapes; particularly those that are designated.
24	Average house prices in the borough are higher than the North West, but lower than the England average.	14	Provide an appropriate quantity and quality of housing to meet the needs of the borough. This should include a mix of housing types, tenures, and affordability.
25	Most dwellings in the borough are private sector.	14	Provide an appropriate quantity and quality of housing to meet the needs of the borough. This should include a mix of housing types, tenures, and affordability.
26	The borough contains Lower layer Super Output Areas that are some of the most deprived in England.	17	Address levels of deprivation by improving access to education and training, and the links between these resources and employment opportunities.
27	There is an association between deprivation and car access reflected in lower incidences of access in deprived areas.	15	Consider the needs of all sections of the community to achieve high levels of equality, diversity, and social inclusion.
28	Women are likely to travel shorter distances to work.	15	Consider the needs of all sections of the community to achieve high levels of equality, diversity, and social inclusion.
29	The borough contains community services and facilities in rural and urban areas.	16	Maintain and enhance community services and amenities to sustain the existing and future communities in rural and urban areas.
30	The borough has a high jobs density.	20	Increase the supply of labour through improving access to job opportunities in rural and urban areas.
31	The proportion of 16 to 64-year olds in the borough with an NZQ level 4 and above is higher than that in the North West and UK, but the gaps may just be the result of sampling error.	17	Address levels of deprivation by improving access to education and training, and the links between these resources and employment opportunities.
32	Just over half of the people working in the borough are employed in high-skill occupations.	20	Increase the supply of labour through improving access to job opportunities in rural and urban areas.

	Sustainability issues		Sustainability objectives
33	There is a relatively high proportion of working-age residents in employment and a low proportion of economically active population aged 16 and above who are unemployed.	20	Increase the supply of labour through improving access to job opportunities in rural and urban areas.
34	Agriculture, forestry, and fishing businesses make up a relatively high proportion of businesses in rural areas; wholesale and retail firms and businesses in the accommodation and food services sector make up a relatively high proportion of businesses in urban areas.	18	Promote a sustainable, competitive, and low-carbon economy in rural and urban areas that benefits from a range of innovative and diverse businesses.
35	Not all centres are vital and viable.	19	Maintain and enhance the vitality and viability of town and village centres with a balanced provision of retail, leisure, visitor, and cultural facilities.

C Appendix C: Regulatory requirements

C.1 This SA will be fulfilling the requirements of the SEA Regulations - Schedule 2 explains the information that must be contained in the SA Report; it is therefore important to make sure that all the requirements have been met and fully integrated into the SA process. This will be done using a checklist (Table C.1) to signpost where the regulatory requirements are met in this Report.

Table C.1 Checklist on where in this Report the regulatory requirements have been met

Regulatory requirement	Discussion of how requirement is met
Schedule 2 of the regulations lists the information to be provided in the SA Report	
1. An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes.	The purpose of the new local plan is set out in Chapter 1, ¶¶ 1.8 to 1.9 of this Report. Its relationship with other plans and programmes is set out in Section 3 and Appendix A of this Report.
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	A summary of the baseline information is provided in Chapter 4 of this Report. The current state of the environment is set out along with relevant comparators and trends. The likely evolution of the baseline without the new local plan or 'future baseline' is also set out in Chapter 4.
3. The environmental characteristics of areas likely to be significantly affected.	The environmental characteristics of the areas likely to be affected are set out in Chapter 4 of this Report.
4. Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as a European site (within the meaning of regulation 8 of the Conservation of Habitats and Species Regulation 2017).	The summary of the baseline information provided in Chapter 4 of this Report identifies several existing environmental problems that are relevant to the new local plan. This includes identifying internationally valued sites for bird habitats, and those that contribute towards the conservation of certain habitats and species. Key sustainability issues are identified in Chapter 5 of this Report.

Regulatory requirement	Discussion of how requirement is met
5. The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation.	A comprehensive range of plans and programmes have been reviewed and the implications for the new local plan and SA are clearly set out in Appendix A. A list of regional/sub-regional and local plans are included in Chapter 3.
6. The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above issues.[108]	-
7. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	-
8. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	-
9. A description of measures envisaged concerning monitoring in accordance with regulation 17.	-
10. A non-technical summary of the information provided under the above headings.	-
The SA Report must be published alongside the draft plan, in line with the following regulations	
As soon as reasonably practicable after their preparation, the draft plan or programme and environmental report shall be sent to the consultation bodies and brought to the attention of the public, who should be invited to express their opinion. The period within which opinions must be sent must be of such length as will ensure an effective opportunity to express their opinion in accordance with regulation 13.	-
The SA Report must be taken into account, alongside consultation responses, when finalising the plan	
The environmental report prepared pursuant to regulation 12, the opinions expressed pursuant to regulation 13 and the results of any transboundary consultations entered into pursuant to regulation 14 shall be taken into account	-

108 These effects should include secondary, cumulative, synergistic, short, medium, and long-term permanent and temporary, positive and negative effects.

Regulatory requirement	Discussion of how requirement is met
during the preparation of the plan or programme and before its adoption or submission to the legislative procedure.	

D Appendix D: Glossary of terms

Accessibility	The ability of people to move around an area and reach places and facilities, including elderly and disabled people, those with young children and those encumbered with luggage or shopping.
Affordable housing	Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following: affordable housing for rent, starter homes, discounted market sales housing, other affordable routes to home ownership.
Aggregates	Sand, gravel, crushed rock and other bulk materials used by the construction industry.
Agricultural land classification	Provides a method for assessing the quality of farmland to enable informed choices to be made about its future use in the planning system. Land is classified into five grades, with grade 3 subdivided into subgrades 3a and 3b. The best and most versatile land is defined in the NPPF as grades 1, 2 and 3a.
Air Quality Management Area	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadline.
Biodiversity	The whole variety of life encompassing all genetics, species and ecosystem variations, including plans and animals.
Biodiversity action plan	A strategy prepared for a local area aimed at conserving and enhancing biological diversity.
Brownfield land	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'.
Character	A term relating to conservation areas or listed buildings, but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.
Climate change	Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.
Composting	The process that converts biodegradable material such as garden or kitchen waste, in the presence of oxygen (aerobic) into a stable material that can be used as a soil improver. Composting can be done at different scales, from home composting to a large centralised facility.
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.
Consultation body	Authorities which, because of their environmental responsibilities, are likely to be concerned by effects of implementing plans and programmes and must be consulted at specific stages of the Strategic Environmental Assessment (SEA). The consultation bodies designated in the SEA regulations are Historic England, Natural England, and the Environment Agency.
Contaminated land	Land that has been polluted or harmed in some way making it unfit for safe development and usage unless cleaned.
Crushed rock	Hard types of rock that have been quarried, fragmented and graded for use as aggregate.
Cumulative impact	A number of developments in a locality or a continuous activity over time that together may have an increased impact on the environment, local community or economy.
Development	Defined under the 1990 Town and Country Planning Act as 'the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land.' Most forms of development require planning permission.
Development plan	Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan unless the local planning authority decides that the neighbourhood plan should not be made.
Economic development	Development, including those in the B use classes and some in the E use class, public and community uses, and main town centre uses (but excluding housing development).
Environment Agency	A government body that aims to prevent or minimise the effects of pollution on the environment and issues permits to monitor and control activities that handle or produce waste. It also provides up-to-date information on waste management matters and deals with other matters such as water issues including flood protection advice.
Fauna	All the animal life of a given place or time.
Flora	Plant life occurring in a particular region or time.
Fossil fuels (non-renewable)	Carbon-rich fuel (coal, oil and natural gas) formed from the remains of ancient animals and plants. Their combustion is considered to contribute to the 'greenhouse effect'.
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; to prevent neighbouring towns from merging into one another; to assist in safeguarding the countryside from encroachment; to 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.
Greenfield land or site	Land, or a defined site, usually farmland, that has not previously been developed.
Greenhouse gases	Naturally occurring examples include water vapour, carbon dioxide, methane, nitrous oxide and ozone. Some human activities increase these gases, including fossil fuel combustion in motor vehicles and some power stations.
Habitat	An area of nature conservation interest.
Historic England	Government advisors with responsibility for all aspects of protecting and promoting the historic environment.
Historic landscape character	A picture of the entire landscape, including that which is most recent, presenting a comprehensive view of the sequence of changes that have contributed to the character of the landscape.
Infrastructure	Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.
Key service centre (KSC)	Towns with a range of employment, retail and education opportunities and services, with good public transport. The KSCs are Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach, and Wilmslow.
Landfill (including land raising)	The permanent disposal of waste into the ground, by the filling of man-made voids or similar features, or the construction of landforms above ground level (land-raising).
Landscape character assessment	A method of assessing appearance and essential characteristics of a landscape.
Landscape character	The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.
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 in its curtilage.
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 site).

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 development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.
Local planning authority	The public authority whose duty it is to carry out specific planning functions for a particular area.
Local service centres (LSC)	Smaller centres with a limited range of employment, retail and education opportunities and services, with a lower level of access to public transport. The LSCs are Alderley Edge, Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Mobberley, Prestbury, Shavington, and Wrenbury.
Local wildlife sites (LWS)	Locally important sites of nature conservation adopted by local authorities for planning purposes.
Mineral	Rock or other material that has a commercial value when extracted.
Mineral resource	A potential mineral deposit where the quality and quantity of material present has not been tested.
Mitigation measures	Measures designed and intended to reduce adverse environmental effects that cannot be avoided.
National nature reserve	Areas designated with the aim of securing protection and appropriate management of the most important areas of wildlife habitat, and to provide a resource for scientific research. All national nature reserves are sites of special scientific interest.
National park	The statutory purposes of national parks are to conserve and enhance their natural beauty, wildlife and cultural heritage and to promote opportunities for public understanding and enjoyment of their special qualities. National parks are designated by Natural England, subject to confirmation by the Secretary of State under the National Parks and Access to the Countryside Act 1949.
Natural England	The government's statutory adviser on landscape in England, with responsibility for landscape designations such as national parks, areas of outstanding natural beauty and heritage coasts. Natural England is also concerned with England's future landscapes, with involvement in planning policy and a range of environmental land management projects.
Neighbourhood parade of shops	Defined area comprising a small group of shops and other facilities serving the day-to-day needs of residents generally within a very localised catchment. Neighbourhood parades of shops do not fall within the definition of town centres.
Previously developed land	Land which 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, where provision for restoration has been made through development management procedures; land in built-up areas such as 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.
Principal town	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.
Ramsar Sites	Wetlands of international importance, designated under the 1971 Ramsar Convention.
Recovery	Value can be recovered from waste by recovering materials through recycling, composting or recovery of energy.
Recycled aggregates	Aggregates produced from recycled construction waste such as crushed concrete and planings from tarmac roads.
Registered parks and gardens	A park or garden of special historic interest, graded I (highest quality), II* or II, and designated by Historic England.
Renewable and low carbon energy	Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those 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. Low carbon technologies are those that can reduce emissions (compared to conventional use of fossil fuels).
Restoration (in terms of minerals operations)	Steps to return land to its original or former condition following mineral working by using subsoil, topsoil or soil-making material.
Scheduled monument	Nationally important monuments, usually archaeological remains, which enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.
Scoping	The process of deciding the scope and level of detail of a Sustainability Appraisal, including sustainability effects and alternatives that need to be considered, the assessment methods to be used, and the structure and contents of the Sustainability Appraisal Report.
Secondary aggregates	Aggregates from industrial wastes such as glass (cullet), incinerator bottom ash, coal derived fly ash, railway ballast, fine ceramic waste (pitcher), and scrap tyres; and industrial and minerals by-products, notably waste from china clay, coal and slate extraction and spent foundry sand. These can also include hydraulically bound materials.

Site of special scientific interest (SSSI)	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
Social inclusion	Positive action taken to include all sectors of society in planning and other decision-making.
Special area Of conservation	Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.
Special protection areas	Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.
Strategic Environmental Assessment (SEA)	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes that are likely to have significant effects on the environment.
Strategic green gap	An area of land designated to maintain and enhance the character and separate identities of the borough's towns and villages. LPS Policy PG 5 ‘Strategic green gap’ designates four strategic green gaps between Crewe and Nantwich and between Crewe and its surrounding villages. The purpose of these strategic green gaps is to provide long-term protection against coalescence, protecting the setting and separation of settlements and retaining the existing settlement pattern by maintaining the openness of land.
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 communities	Places where people want to live and work, now and in the future.
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 that recognises the needs of everyone • effective protection of the environment • prudent use of natural resources • maintenance of high and stable levels of economic growth and employment

Sustainable drainage system	An approach to managing rainfall in development that replicates natural drainage, managing it close to where it falls, maximising infiltration and minimising surface run-off.
Sustainable transport modes	Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.
Topography	A description (or visual representation on a map) of the shape of the land, for example, contours or changes in the height of land above sea level.
Townscape	The general appearance of a built-up area, for example a street, town or city.
Viability	In terms of retailing, a centre that is capable of commercial success.
Vitality	In terms of retailing, the capacity of a centre to grow or develop its likeliness and level of activity.
Waste	Any material or object that is no longer wanted and requires disposal. If a material or object is re-usable, it is still classed as waste if it has first been discarded.
Waste hierarchy	A framework for securing a sustainable approach to waste management. Waste should be minimised wherever possible. If waste cannot be avoided, then it should be re-used; after this value recovered by recycling or composting; or waste to energy; and finally landfill disposal.

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APPENDIX Q

New local plan for Cheshire East

Settlement hierarchy (draft methodology)

March 2024

Open Fair Green

Cheshire East Council

Front cover images (clockwise from top-left):

- Crewe Market Hall and Municipal Buildings
- Arclid north plant site and lake (image supplied by Bathgate Silica Sand Ltd)
- Jodrell Bank Observatory
- Lamberts Lane Bridge, Congleton
- Tabley Park, Northwich Road, Knutsford

Contents

1 Introduction **4**

Purpose **4**

Scope **4**

Study area **5**

Report structure **5**

2 Policy context **6**

National Planning Policy Framework **6**

Local policy and guidance **7**

Settlement hierarchy evidence **8**

3 Approach to a new settlement hierarchy **11**

4 Methodology to populate the hierarchy **13**

Stage 1: Long list of settlements for consideration **13**

Stage 2: Data collection **13**

Stage 3: Data analysis **16**

Stage 4: Populate the hierarchy **19**

1 Introduction

1.1 Cheshire East Council will be preparing a new local plan for the borough, covering the period into the 2040s. The borough has a large number of settlements, which differ greatly in terms of their size, role, and provision of services and facilities. The current local plan sets a hierarchy of settlements and this report considers the methodology that could be used to review and update this hierarchy for the new plan.

Purpose

1.2 There is no specific requirement in national policy to include a settlement hierarchy in a local plan, but it is a common approach to do so. The settlement hierarchy will form a fundamental part of the future plan strategy and will help to inform other matters (such as the spatial distribution of development, the approach to site allocations, and the definition of individual settlement and/or infill boundaries).

1.3 The definition of a settlement hierarchy will assist in achieving sustainable development by:

- Improving accessibility: locating development in locations that can be accessed by active and sustainable travel modes.
- Delivering sustainable patterns of development: identifying locations that offer a range of facilities, services, employment opportunities and infrastructure.
- Tackling climate change: promoting self-sufficient settlements where community needs for jobs, housing, services and facilities are provided and reducing the need to travel.
- Improving the viability of services: the provision of existing services can be supported by new development.
- Promoting vibrant communities: improving the environment and raising the quality of life of residents by promoting inclusive and locally distinctive places and communities.
- Make the best use of land: by encouraging the re-use of brownfield and urban land.

1.4 The purpose of this report is to consider the methodology to carry out an updated settlement hierarchy study. This future study will then provide the evidence base to inform the approach to the settlement hierarchy in the new Cheshire East Local Plan. It considers the overall approach to determining a settlement hierarchy, including setting the appropriate tiers in the hierarchy. It also considers the data to be collected to justify the inclusion of individual settlements within each tier of the proposed hierarchy.

Scope

1.5 The settlement hierarchy report will form part of the evidence base for the new Cheshire East Local Plan and will be used to help develop future planning policies. In particular, it will look at:

- The reasons and context for setting a settlement hierarchy.
- The structure and definition of the settlement hierarchy proposed for Cheshire East.

- The overall methodology for populating the settlement hierarchy.
- Collection of a range of data for different settlements.
- Analysis of the data collected to inform the settlements to include in each tier of the hierarchy.

1.6 This evidence base report will look only at the settlement hierarchy itself. It will not look at any potential future strategy for development, including the overall level of development or the spatial distribution of that development to particular tiers of the hierarchy or to individual settlements.

1.7 The study will look at the current function of settlements to categorise them as part of a particular tier in the hierarchy and will not consider any constraints to future development in settlements.

1.8 The strategy for development in the current local plan is to direct the majority of new development to settlements in the higher tiers of the settlement hierarchy. However, further evidence base work will be required to inform the future strategy for development in the new local plan and any potential distribution of that development to different tiers or settlements within the hierarchy. The proposed settlement hierarchy will be an input when considering the future spatial distribution of development, but there will also be many other factors to consider including any constraints to development in particular settlements.

Study area

1.9 The borough of Cheshire East is bounded by Cheshire West and Chester to the west; Warrington and Greater Manchester to the north; the Potteries to the south and the Peak District National Park to the east. It is a large borough, with many towns, villages and rural areas that vary greatly in character. The study considers settlements within the borough, excluding the part falling within the national park. The Peak District National Park Authority is the local planning authority for the areas within the national park.

Report structure

1.10 The report will be structured as follows (draft chapters 1-4 are set out in this draft methodology report and the remaining chapters 5-8 will be completed once the methodology is finalised):

- Chapter 1 will introduce the study, setting out its purpose, scope and area.
- Chapter 2 will review the planning policy context for determining a settlement hierarchy in a local plan and look at approaches from elsewhere.
- Chapter 3 will consider the overall approach to setting a settlement hierarchy through the new local plan.
- Chapter 4 will describe the methodology for populating that hierarchy.
- Chapter 5 will set out the long list of settlements for consideration.
- Chapter 6 will describe how the relevant data was collected.
- Chapter 7 will provide an analysis of the data for each settlement.
- Chapter 8 will review the data in the round and populate the proposed settlement hierarchy.

2 Policy context

National Planning Policy Framework

2.1 Whilst the National Planning Policy Framework (NPPF)[1] does not specifically refer to a settlement hierarchy, it does contain several paragraphs that will help to inform how the council should seek to guide development to the most sustainable locations, and the principle of defining a settlement hierarchy is consistent with the NPPF.

2.2 Paragraph 8 references the three overarching objectives of the planning system. The economic objective requires sufficient land of the right types to be available in the right places. The social objective a sufficient number and range of homes are provided to meet the needs of present and future generations, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being. The environmental objective requires us to make effective use of land, minimise waste and pollution, and mitigate and adapt to climate change, including moving to a low carbon economy.

2.3 Paragraph 11 notes that the presumption in favour of sustainable development means that, for plan-making, plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects.

2.4 Paragraph 16 requires that plans should be prepared with the objective of contributing to the achievement of sustainable development.

2.5 Paragraph 20 confirms that strategic policies should set out an overall strategy for the pattern and scale of development.

2.6 Paragraph 83: To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

2.7 Paragraph 84 requires that planning policies and decisions should avoid the development of isolated homes in the countryside (with exceptions).

2.8 Paragraph 89: Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

1 The NPPF is available at https://www.gov.uk/guidance/national-planning-policy-framework

2.9 Paragraph 97: To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; and ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

2.10 Paragraph 108: Opportunities from existing or proposed transport infrastructure, and charging technology and usage should be realised, for example in relation to the scale, location or density of development that can be accommodated; and opportunities to promote walking, cycling and public transport use should be identified and pursued.

2.11 Paragraph 109: The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.

2.12 Paragraph 159: New development should be planned for in ways that can help to reduce greenhouse gas emissions, such as through its location….

2.13 Paragraph 180: Planning policies and decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside.

Local policy and guidance

2.14 The current local plan[2]consists of the Local Plan Strategy (LPS) adopted in 2017, the Site Allocations and Development Policies Document (SADPD) adopted in 2022, made neighbourhood plans plus saved policies from the Cheshire Waste Local Plan (adopted in 2007) and Cheshire Minerals Local Plan (adopted in 1999).

2.15 The current settlement hierarchy is set by LPS Policy PG 2 ‘Settlement hierarchy’, which classifies settlements into four tiers:

- Principal towns (PTs): Crewe; Macclesfield.
- Key service centres (KSCs): Alsager; Congleton; Handforth; Knutsford; Middlewich; Nantwich; Poynton; Sandbach; Wilmslow.
- Local service centres (LSCs): Alderley Edge; Audlem; Bollington; Bunbury; Chelford; Disley; Goostrey; Haslington; Holmes Chapel; Mobberley; Prestbury; Shavington; Wrenbury.
- Other settlements and rural areas (OSRA): everywhere else.

2 The current local plan is available at https://www.cheshireeast.gov.uk/localplan

2.16 Policy PG 2 defines the scale of development that will be appropriate for settlements in each tier of the hierarchy. The LPS follows a strategy to direct the majority of new development to the upper tiers of the hierarchy, and the scale of development appropriate in each settlement is proportionate to its position in the hierarchy; i.e. the further up the hierarchy, the more development will be appropriate.

2.17 The SADPD does not alter the LPS settlement hierarchy, but it does identify a further set of 'Infill Villages' within the OSRA tier. These are Acton, Adlington, Arclid, Ashley, Astbury; Aston; Brereton Green; Church Minshull; Cranage; Eaton; Gawsworth; Hankelow; Hassall Green; Henbury; High Legh; Higher Hurdsfield; Higher Poynton; Hough; Langley; Lawtongate and Lawton Heath; Lyme Green; Mount Pleasant; Mow Cop; Over Peover; Pickmere; Plumley; Rainow; Rode Heath; Scholar Green; Styal; Sutton Lane Ends; The Bank; Winterley; Wybunbury; and Wychwood Village.

2.18 The SADPD also sets settlement boundaries for each settlement in the PT, KSC and LSC tiers of the hierarchy, plus infill boundaries for each of the infill villages in the OSRA tier.

Settlement hierarchy evidence

Cheshire East

2.19 The settlement hierarchy in the current local plan was informed by the 'Determining the Settlement Hierarchy' report produced in 2010. The levels in the hierarchy were consistent with the then North West Regional Spatial Strategy (RSS), which proposed that development should be tiered in a settlement hierarchy consisting of towns of regional significance (including Crewe and Macclesfield), KSCs and LSCs. The RSS deferred the identification of KSCs and LSCs to individual planning authorities in their own Local Development Frameworks (now known as local plans).

2.20 The Determining the Settlement Hierarchy Report followed a three stage methodology:

1. Prepare an initial 'long list' of candidate settlements; and identify how many out of a list of 12 essential services were present in each of these settlements. Those with 5 or more essential services were put forward to stage 2; those with 2-4 essential services were considered further to Determine whether to put them forward to stage 2; whilst those with 0 or 1 essential services were not considered further and were placed in the OSRA tier of the hierarchy.
2. Carry out a detailed analysis of the role and function of the 24 settlements in stage 2, considering: community facilities; population; employment (including settlement containment); retail; and sustainable transport.
3. Bring together the analysis from stage 2, look at it all in the round and categorise each of the 24 settlements into the various tiers of the hierarchy.

2.21 The evidence for the OSRA settlements identified as infill villages in the SADPD was set out in the 'Settlement and Infill Boundaries Review' produced in 2020. This utilised the 'long list' of OSRA settlements from the Determining the Settlement Hierarchy report, supplemented by a review of the OS mapping to identify any additional settlements for consideration.

2.22 For each settlement, the review then considered:

- The level of service/facility provision.
- The availability of public transport.
- Whether or not the settlement has a coherent spatial form.

2.23 For services and facilities, the report acknowledged that the 'essential services' considered in the Determining the Settlement Hierarchy Report are the type usually found in higher order, larger centres and therefore also considered seven 'local services'. Settlements with 3 or more services/facilities were considered to have the potential to be an infill village.

2.24 Settlements with any availability of public transport (bus or train service) were also considered to have the potential to be an infill village.

2.25 Settlements with a coherent spatial form (critical mass of development/clear cluster(s) of development/clear centre etc) were considered to have the potential to be an infill village, whereas those with small clusters of houses/sparsely located properties/ lack of any critical mass were not.

2.26 Those settlements that had the potential to be an infill village under all 3 of the factors were defined as such. Those that had potential under 0 or 1 factors were not defined as infill villages. For those that had potential under 2 of the factors, further consideration of the estimated population was carried out, with those with at least 500 population being classed as infill villages.

Approaches elsewhere

Eastleigh

2.27 The Eastleigh Local Plan was found sound in May 2022. The supporting settlement hierarchy evidence looked at:

- The type of retail centre in each settlement (a town, district or local centre or neighbourhood parade).
- Essential services (convenience stores and post offices).
- Education facilities (primary and secondary schools, other educational establishments).
- Employment (major employers and office locations).
- Health care (doctors and dentists).
- Community and play facilities (libraries, pubs, leisure/entertainment facilities, community venues, places of worship, play areas, outdoor sports facilities, indoor sports facilities, amenity space, country parks, allotments and cemeteries/ crematorium).
- Public transport services (daily bus services running at least hourly and at least 3 times per day).

2.28 The factors were then scored to place the settlements into one of four tiers (level 1 settlements – level 4 settlements).

2.29 During the examination, the Inspector was concerned that the evidence was dated and the council provided some additional information to justify the hierarchy.

Brentwood

2.30 The Brentwood Local Plan was found sound in February 2022. On submission, the evidence underpinning the settlement hierarchy consisted of some very limited contextual information in the submitted plan itself, looking at the size and character of settlements. During the examination, the council submitted some additional work to justify the settlement hierarchy proposed. This looked at:

- ONS rural classification.
- Population.
- Public transport.
- The type of retail centre in each settlement.
- Retail and supporting facilities/services.
- Schools.
- Healthcare facilities.

2.31 Whilst the additional evidence presented the data in each of these areas, it did not provide any analysis of this data or any judgments regarding the placement of any settlement into any tier.

Wycombe

2.32 The Wycombe Local Plan was found sound in 2019. The supporting evidence included a settlement hierarchy study which looked at:

- Population size.
- Provision of key services (post office, food shop, primary school, GP surgery, pub, village/community hall, recreation ground/playing fields, access to high speed broadband).
- Provision of higher order services (secondary schools, dentists, pharmacies, indoor sports/leisure centres, libraries).
- Accessibility, including the travel distance to higher-tier settlements, availability of public transport and consideration of known future investments.

2.33 An overall qualitative judgement was made on the overall analysis rather than the use of a scoring system. This grouped the settlements into one of six tiers in the hierarchy.

3 Approach to a new settlement hierarchy

3.1 There is no specific guidance to inform the approach to determining a settlement hierarchy. A variety of approaches have informed settlement hierarchies in different local plans that were found to be sound at examination.

3.2 The reviewed approaches all look at common themes such as the availability of services, facilities and public transport. Other factors considered in some of the studies include looking at the retail role, population size, ONS classification and distance from other settlements. It can also be seen that some studies take a more comprehensive approach than others, dependent on the local circumstances.

3.3 Cheshire East is a large borough, covering a wide geographic area. It also contains a large number of different settlements, which vary greatly in their size, character, function and form. The setting of a settlement hierarchy will be an important part of the plan strategy and will help to inform other matters (such as the spatial distribution of development, the approach to site allocations, and the definition of individual settlement and/or infill boundaries). As a result, it may be appropriate to follow a relatively comprehensive assessment process to make sure that all the relevant factors are considered for all the different types of settlements.

3.4 The previous approach to inform the existing settlement hierarchy in Cheshire East looked at the higher order settlements in more detail than lower order settlements. This enabled the designation of the current, four-tier hierarchy through a strategic policy in the LPS. During the development of the subsequent SADPD, it was considered appropriate to identify a subset of ‘infill villages’ within the lowest (OSRA) tier of the hierarchy. Further analysis of the lower order settlements was carried out during the preparation of the SADPD to inform this, and the plan designates a set of ‘infill villages’ within the OSRA tier as a non-strategic policy.

3.5 The approach to the new local plan in Cheshire East is to bring forward a single plan containing both strategic and non-strategic policies. As a result, it will be beneficial to consider all settlements on a consistent basis to inform a new settlement hierarchy. Given the large number and variety of settlements in the borough, it is considered appropriate to retain the top three levels of the hierarchy, as these will enable sufficient distinction in the planning strategy for larger settlements of different sizes and characters.

3.6 Given the very large number of smaller settlements in the borough, it may also be appropriate to expand the final level of the hierarchy (the ‘other settlements and rural areas’) to include two tiers. In effect, this would replicate the existing ‘infill villages’ and the other (undefined) settlements in the OSRA tier, except the ‘infill villages’ equivalent would be a separate tier, rather than being a subset within the OSRA tier. This would enable the new plan to define a strategy for development in this additional tier, rather than being included with the remainder of the OSRA settlements.

3.7 The potential structure of a new settlement hierarchy is set out in Table 3.1 below.

Table 3.1 Potential settlement hierarchy structure

Tier in settlement hierarchy	Characteristics of settlements	Settlements
1. Principal towns	Principal towns are the largest, most prominent settlements in the borough with the largest populations. Their influence extends significantly outside of their own area, and they provide significant levels of employment, retail, education, services and facilities. They serve a large catchment area, with high levels of accessibility and well developed public transport networks.	Listed in the hierarchy.
2. Key service centres	Key service centres are notable settlements, with sizable populations. They provide a wide range of services and opportunities for employment, retail and education. They serve a wide catchment area in addition their own population and contain public transport links.	Listed in the hierarchy.
3. Local service centres	Local service centres have a modest size population and provide a range of services and facilities to help meet the needs of local people, as well as those living nearby in smaller settlements. The availability of public transport and the range of employment, retail and education services and facilities may be more limited than in the higher order settlements.	Listed in the hierarchy.
4. Infill villages/ sustainable villages	Infill villages/sustainable villages have a relatively small population. They may provide some limited services and facilities to help meet the needs of local people, but these will not usually be sufficient to meet all day to day needs. Public transport provision may be infrequent.	Listed in the hierarchy.
5. Rural areas	Smaller and/or more dispersed settlements and clusters of development, with few (if any) services and facilities, public transport and employment facilities.	All other settlements not listed in the hierarchy.

4 Methodology to populate the hierarchy

4.1 A four stage methodology is proposed to populate the tiers of the hierarchy:

1. Develop a long list of settlements for consideration.
2. Determine data to be collected and gather data for each settlement on the long list.
3. Analyse the data collected for each settlement.
4. Populate the proposed hierarchy.

Stage 1: Long list of settlements for consideration

4.2 The first stage in populating the hierarchy is to draw up a list of settlements for further consideration. This does not need to include every single small hamlet or group of buildings in the countryside, as the final (rural areas) tier of the proposed hierarchy will not list the settlements within it. The long list should, however, include all settlements that could have the potential to be included within the top four tiers of the hierarchy (principal towns, key service centres, local service centres and infill villages/sustainable villages).

4.3 To be comprehensive, the long list should be as wide ranging as possible, i.e. all settlements with any potential (however remote) to be included in the top four tiers of the hierarchy should be included on the long list for further analysis.

4.4 A candidate list of 134 settlements is listed within the previous 'Determining the Settlement Hierarchy' Report (2010). The subsequent 'Settlement and Infill Boundaries Review' (2020) reviewed all settlements in the OSRA tier of the hierarchy, adding eight settlements and removing one (duplicate) settlement.

4.5 The long list of settlements for consideration will include all settlements named in the current hierarchy plus all the existing named 'infill villages' The long list will also be informed by the lists from the previous studies, and supplemented by a review to determine whether any further settlements can be identified to be added to the long list:

- Review of the Ordnance Survey mapping.
- Review of local plan site allocations (particularly those not adjacent to existing higher order settlements).
- Review of approved planning applications (particularly those not adjacent to existing higher order settlements).

Stage 2: Data collection

4.6 Data will be collected on a number of factors for each settlement to enable an assessment of the function, size and sustainability of settlements.

Services and facilities

4.7 The presence of services and facilities is a vital component in establishing sustainable and self-contained settlements. The difference in the number, type and range of facilities that are present in a settlement can give a good indication of its

community service function. Settlements with a higher community service function tend to draw people from a larger catchment area. Data should be collected in different categories of services and facilities that would often be expected to be found in different types of settlement.

Higher order services

4.8 These are the services and facilities that serve a large population from a wide catchment area and would mainly be found only in principal towns, settlements in the top tier of the hierarchy.

- Cinema/theatre.
- Hospital/accident and emergency department.
- University or further education college.

Key services

4.9 These services and facilities serve the population of the settlement in which they are located, as well as drawing people from surrounding areas. They would mainly be found in settlements in the top two tiers of the settlement hierarchy (principal towns and key service centres).

- Bank/building society.
- Leisure centre/sports hall/swimming pool.
- Library (permanent).
- Post office.
- Public park.
- Secondary school (state funded).
- Supermarket or large convenience store (greater than 280sq.m GIA, which is the max size of a shop for local community use in use class F2).

Local services

4.10 These services and facilities have a more local focus, but may also serve people from nearby smaller settlements. They would mainly be found in settlements in the top three tiers of the settlement hierarchy (principal towns, key service centres and local service centres).

- Dental surgery.
- GP surgery.
- Local shop (convenience retail).
- Mobile library service.
- Nursery/crèche.
- Optician.
- Pharmacy.
- Primary school (state funded).

Other services

4.11 These other services, with a very local focus, may be found in all types of settlement, but mainly in settlements in the top four tiers of the settlement hierarchy (principal towns, key service centres, local service centres and infill/sustainable villages).

- Children's play area.
- Community centre/village hall/church hall/local meeting place.
- Place of worship.
- Post box.
- Public house/café/restaurant.
- Outdoor sports facility.

Sustainable transport

4.12 Sustainable and inclusive access to services, facilities and jobs by modes of transport other than the private car is important in the creation of sustainable communities. The presence of regular bus and rail services as well as other sustainable transport options will give an indication of a settlement's functionality in terms of its sustainable transport options. Higher levels and frequency of service are generally linked to higher order centres within a settlement hierarchy. Data should be collected on:

- Bus services (presence or not of a bus service; daytime frequency; principal destinations; whether the service is a commutable service; evening/weekend frequency).
- Rail services (presence or not of a railway station; daytime frequency; principal destinations; whether the service is a commutable service; evening/weekend frequency).
- Other transport options (cycle route or regional/national coach services).

Population

4.13 Population size has an important influence upon the functionality and role of a settlement. A larger population is generally able to sustain a greater level of services and facilities, retail provision, public transport and employment provision within a settlement. Data should be collected on the usual resident population of each settlement.

Employment

4.14 The number of jobs within a settlement provides a good indication of the strength of its employment role, with higher order settlements usually providing a stronger employment role. The level of self-containment (people who both live and work in the same settlement) can also provide further information on the employment role of the settlement, particularly with regard to its functional relationship with other settlements.

4.15 However, the travel to work data comes from the 2021 Census which took place during the coronavirus pandemic, a period of unparalleled and rapid change (the national lockdown, associated guidance and furlough measures will have affected the travel to work topic). Therefore, whilst useful to 'supplement' the data on number of jobs, the travel work data should be treated with caution.

4.16 Data should be collected on the number of jobs and level of self-containment

Retail

4.17 The presence of retail based shops and services is another factor which can be used to determine a settlement's role or function within a geographical area. The larger the level of provision the greater the sphere of influence a settlement is likely to have over its surrounding area and the more sustainable or self-contained it will be in meeting the shopping needs of its own residents. To determine a settlement's retail role, the number of units in designated retail centres should be looked at. For smaller settlements without a defined centre, these are unlikely to have a significant retail role but it will be appropriate to consider whether there is a limited local retail role despite the lack of defined centres. Data should be collected on the number of retail units.

Spatial form

4.18 When looking at the smaller, lower-order settlements, there are often differences in their spatial form with some forming clear, coherent settlements, whilst others are more dispersed in nature, or lack the critical mass to function as a village. By implication, there will also be a correlation between the level of services and public transport provision and the coherence of the settlements. A critical mass of development/clear cluster(s) of development/ clear centre to the settlement would indicate a coherent spatial form whilst small clusters of houses/sparsely located properties/lack of any critical mass would indicate the lack of a coherent spatial form. This measure is only likely to be useful for differentiating settlements in the lower tiers of the hierarchy as all higher-order settlements are likely to have a critical mass of development and a coherent spatial form.

Stage 3: Data analysis

4.19 Once collected, a full analysis of the data will be carried out to assess the function, size and sustainability of settlements. For each category of data collected, the tables below show the typical characteristics of settlements in different tiers of the hierarchy.

Services and facilities

Table 4.1 Provision of services and facilities in different tiers of the hierarchy

Tier in hierarchy	Typical characteristics of settlements
Principal towns	Contain the majority[3] of higher order services, key services, local services and other services.
Key service centres	Contain the majority of key services, local services and other services.
Local service centres	Contain the majority of local and other services.
Infill/sustainable villages	Contain the majority of other services.
Rural areas	Few or no services.

Sustainable transport

Table 4.2 Sustainable transport provision in different tiers of the hierarchy

Tier in hierarchy	Typical characteristics of settlements
Principal towns	Frequent, commutable daytime and frequent evening/weekend bus and train services serving a variety of local/regional and national destinations.
Key service centres	Frequent, commutable daytime and frequent evening/weekend bus and train services serving a variety of local/regional destinations.
Local service centres	Frequent, commutable bus or train services serving local destinations. Infrequent evening/weekend services.
Infill/sustainable villages	Bus or train service serving local destinations; may not be frequent or commutable.
Rural areas	No sustainable transport

4.20 Consideration should also be given to other active travel modes such as cycle routes, but as these are not accessible to all, they may not be as determinative of a settlement's function as the provision of bus and train services.

3 More than 50%

Population size

Table 4.3 Population of settlements in different tiers of the hierarchy

Tier in hierarchy	Typical characteristics of settlements
Principal towns	At least 10% of the total Cheshire East population.
Key service centres	Between 3% and 10% of the total Cheshire East population.
Local service centres	Between 1% and 3% of the total Cheshire East population.
Infill/sustainable villages	Between 0.1% and 1% of the total Cheshire East population.
Rural areas	Less than 0.1% of the total Cheshire East population.

Employment

Table 4.4 Employment provision in different tiers of the hierarchy

Tier in hierarchy	Typical characteristics of settlements
Principal towns	At least 10% of the total Cheshire East jobs.
Key service centres	Between 3% and 10% of the total Cheshire East jobs.
Local service centres	Between 1% and 3% of the total Cheshire East jobs.
Infill/sustainable villages	Between 0.1% and 1% of the total Cheshire East jobs.
Rural areas	Less than 0.1% of the total Cheshire East jobs.

Retail

Table 4.5 Retail provision in different tiers of the hierarchy

Tier in hierarchy	Typical characteristics of settlements
Principal towns	Strong retail role containing over 350 retail units with a town centre and other local centres or shopping parades. They provide a wide range of shops and a choice of large supermarkets to an extended catchment area.
Key service centres	Distinct retail role containing between 50 and 350 retail units with a town centre and other local centres or shopping parades. They provide a good range of shops that serve both residents and the wider surrounding community.
Local service centres	Locally significant retail role containing fewer than 50 retail units in a defined centre(s) or shopping parade(s).
Infill/sustainable villages	Limited retail role, with no defined centres or shopping parades.
Rural areas	No retail role.

Spatial form

4.21 A critical mass of development/clear cluster(s) of development/clear centre to the settlement would indicate a coherent spatial form whilst small clusters of houses/ sparsely located properties/lack of any critical mass would indicate the lack of a coherent spatial form.

Table 4.6 Spatial form in different tiers of the hierarchy

Tier in hierarchy	Typical characteristics of settlements
Principal towns	Coherent spatial form present
Key service centres	Coherent spatial form present
Local service centres	Coherent spatial form present
Infill/sustainable villages	Coherent spatial form present
Rural areas	Lack of coherent spatial form

Stage 4: Populate the hierarchy

4.22 The final stage will be to consider the data across all categories and provide an overall commentary for each settlement. In many cases, the data will clearly indicate which tier of the hierarchy the settlement should be placed.

4.23 However, there may be instances where the data is not clear, or the settlement functions very differently across the different categories. In these cases, an element of professional judgement will be required and the overall consideration of which tier the settlement should be placed may also take account of the proximity to and links with other settlements.

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APPENDIX R

New local plan for Cheshire East

Local development scheme 2024-2028 (draft)

March 2024

Open Fair Green

Cheshire East Council

Front cover images (clockwise from top-left):

- Crewe Market Hall and Municipal Buildings
- Arclid north plant site and lake (image supplied by Bathgate Silica Sand Ltd)
- Jodrell Bank Observatory
- Lamberts Lane Bridge, Congleton
- Tabley Park, Northwich Road, Knutsford

Contents

1 Introduction 4

2 The Cheshire East Local Plan 2010-2030 (adopted) 4

3 The Cheshire East Minerals and Waste Plan 2021-2041 (in preparation) 4

4 New local plan 5

5 Policies map 5

6 Supplementary planning documents 5

7 Schedule of development plan documents 6

8 Glossary of terms 7

1 Introduction

1.1 The Cheshire East Local Development Scheme ("LDS") sets out a programme for the preparation of documents by Cheshire East Council, up to 2028, that are intended to form part of the statutory development plan within the borough[1].

1.2 This timing of this LDS update responds to the Written Ministerial Statement on 19 December 2023 by Michael Gove, Secretary of State for Levelling Up, Housing and Communities. The Statement required all local planning authorities to update their plan making timetables and provide a copy of them to the Secretary of State.

2 The Cheshire East Local Plan 2010-2030 (adopted)

2.1 The Cheshire East Local Plan[2] consists of two documents. These are:

- The **Local Plan Strategy** ("LPS") **(adopted in July 2017)**. Sometimes referred to as 'Part 1' of the local plan, it includes overarching strategic objectives policies, sites and locations for development.
- The **Site Allocations and Development Policies Document** ("SADPD") **(adopted in December 2022)**. Sometimes referred to as 'Part 2' of the local plan, its purpose is to set non-strategic policies to guide planning decisions and allocate additional sites for development to assist in meeting the overall development requirements set out in the Local Plan Strategy.

3 The Cheshire East Minerals and Waste Plan 2021-2041 (in preparation)

3.1 The council is currently preparing a Minerals and Waste Plan[3] that would set out policies for dealing with minerals and waste including the identification of specific sites and areas with a plan period of 2021 to 2041. It would contain strategic and non-strategic policies and, upon adoption, replace Local Plan Strategy policies SE 10 'Sustainable Provision of Minerals' and SE 11 'Sustainable Management of Waste' along with the saved policies in the separate Cheshire County Council Minerals and Waste Local Plans, adopted in 1999 and 2007 respectively. It is important to highlight that consideration is being given to whether minerals and waste policies should be included in the council's new local plan.

1 The statutory development plan comprises both the local plan documents adopted by Cheshire East Council and any neighbourhood development plans that are 'made'. Further information about neighbourhood development plans in Cheshire East can be obtained at: https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-planning.aspx

2 The portion of Cheshire East located within the Peak District National Park is subject to the Park Authority's planning policies.

3 Further information about the Minerals and Waste Plan can be obtained at: https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/minerals-and-waste-plan.aspx

4 New local plan

4.1 The council has resolved to update the Local Plan Strategy which, once adopted, is expected to replace both the LPS and SADPD. The update will be in the form of a new-style local plan prepared under the government's proposed reforms to the plan-making system. Please note that the milestone dates for the new local plan provided in Chapter 7 Schedule of development plan documents, are **indicative only** and should be treated with caution. This reflects ongoing uncertainty about the implementation of the national reforms, including when individual councils may be permitted to formally commence the preparation of a new-style local plan. It is the government's stated intention that the necessary regulations, revisions to the National Planning Policy Framework, National Development Management Policies and new guidance to support plan-making will all be in place by autumn 2024.

4.2 It is expected that this version of the LDS will need to be reviewed later in 2024.

5 Policies map

5.1 Local plans must be accompanied by a policies map to illustrate geographically the application of policies within them. The policies map for Cheshire East will be updated when each plan is adopted.

6 Supplementary planning documents

6.1 Supplementary planning documents may also be prepared to provide guidance on the implementation of key local plan policies[4].

4 Further information about Cheshire East's supplementary planning documents can be obtained at: https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/supplementary_plan_documents/supplementary_plan_documents.aspx

7 Schedule of development plan documents

Table 7.1 Schedule of development plan documents

	Minerals and Waste Plan	New Local Plan
Title	Minerals and Waste Plan	New Local Plan
Description	Policies and proposals for minerals and waste development covering the period 2021 to 2041	A new-style local plan setting a long- term framework for sustainable development. Plan period to be decided.
Area covered	Cheshire East outside the Peak District National Park	Cheshire East outside the Peak District National Park
Key policy context	Local Plan Strategy, NPPF, NPPG, National Planning Policy for Waste, National Waste Management Plan for England	NPPF, Ministerial Statements, National Development Management Policies, National Planning Practice Guidance
Local plan preparation	Underway	-
Notice of start of plan-making	-	4th quarter 2024
Publication	1st quarter 2025	3rd quarter 2026
Submission	2nd quarter 2025	1st quarter 2027
Examination	4th quarter 2025	2nd quarter 2027
Adoption	2nd quarter 2026	1st quarter 2028

8 Glossary of terms

Adoption The final approval of a local plan by a council after the plan has been through all of the stages in its preparation, including independent examination. Once a local plan has been adopted it becomes part of the statutory development plan which is the starting point for making planning application decisions.

Development plan This comprises all adopted local plan documents and also neighbourhood development plans that have been 'made'. The development plan is, by law, the starting point for making planning application decisions.

Examination This is the process by which a local plan is independently assessed by a Planning Inspector appointed by the Secretary of State. The Inspector decides whether the plan has met relevant legal requirements and meets the tests of 'soundness' as set out in the National Planning Policy Framework (positively prepared, justified, effective and consistent with national policy).

Local plan A local plan sets out a long-term framework (15 years or so generally) for sustainable development. It establishes development needs and proposes how they will be met, including through the allocation of sites. It also contains policies to support the local economy, achieve good design, improve the environment, and promote good health and well-being. It is drawn up by the council, informed by public consultation and scrutinised through independent examination.

Local Development Scheme A programme setting out the local plan documents that a council intends to prepare and when.

National Development Management Policies Under the reformed plan-making system (see 'New style plan' below) the government is intending to publish, at a national level, general planning policies on issues that apply in many or all areas. Such policies could include, for example, those preventing inappropriate development on green belt land and in areas at high risk of flooding. The aim is to remove the need for such policies to be repeated in local plans and therefore make local plans faster to produce and easier to navigate. National Development Management Policies will have the same status as policies in the statutory development plan, and the former would over-ride the latter in the event of any inconsistency between the two.

National Planning Policy Framework This sets out the government's planning policies and explains how they should be applied when preparing local plans and when making planning application decisions.

New-style local plan This is the term used to describe a local plan prepared under the government's reforms to the planning system which include significant changes to the way that local plans are prepared. Through the reforms the government is aiming to make local plans shorter, more locally focussed, and quicker to prepare. The reforms are being brought forward through the Levelling-up and Regeneration Act 2023, follow-on regulations and also through changes to national planning policy, with the aim that councils will be able to commence the preparation of new style local plans in late 2024.

Publication This is the stage at which a council publishes its full, final draft of its local plan for six weeks public consultation. It should be the version of the document that it intends to submit for examination.

Submission This follows the publication stage when the local plan is formally submitted for independent examination.

Supplementary Planning Documents These provide further guidance to support the implementation of local plan policies - about development on specific sites, or on particular issues, such as design. They can be taken into account when making planning application decisions but are not part of the statutory development plan.

OPEN

By virtue of paragraph(s) X of Part 1 Schedule 1of the Local Government Act 1972.

Environment and Communities Committee

11th March 2024

Environmental Protection Supplementary Planning Document

Report of Peter Skates Acting Executive Director – Place

Report Reference No: EC/40/23-24

Ward(s) Affected: All

Purpose of Report

1 This report seeks approval to adopt the Environmental Protection Supplementary Planning Document ("SPD").

Executive Summary

2 Cheshire East Council's Corporate Plan sets out three aims. These are to be an open and enabling organisation, a Council that empowers and cares about people, and to create thriving and sustainable places. In striving to create thriving and sustainable places, a key objective is to reduce impact on the environment and appropriately control development to protect and support our borough. As such, this SPD sets out guidance on how planning decisions can contribute to these aims.

3 This SPD provides guidance on the council's approach to Environmental Protection issues when considering planning applications. The specific areas covered in the SPD are: air quality (including dust pollution), contaminated land, noise, light pollution and odour pollution. All these issues have the potential to impact on the health and wellbeing of Cheshire East's residents, businesses and visitors and the SPD sets out the relevant technical advice aimed at preventing or reducing the impact of proposed developments and protecting public health, wellbeing and amenity across the borough.

4 Once adopted, the SPD will provide additional planning policy guidance on the implementation of the Development Plan Polices, most notably Local Plan Strategy Policy SE 12 'Pollution, Land Contamination and

Land Instability'. Once adopted, the SPD will be a material consideration in decision making on planning applications and will support the delivery of policies in the Development Plan.

5 A report of consultation is included at Appendix B, setting out the feedback from both stages and how the document has been altered in response to that feedback.

RECOMMENDATIONS

The Environment and Communities Committee is recommended to:

1. Consider the Report of Consultation (Appendix B); the Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report (Appendix C); and the Equalities Impact Assessment Screening Report (Appendix D)

2. Adopt the Environmental Protection Supplementary Planning Document (Appendix A)

3. Delegate to the Head of Planning the authority to make minor changes and corrections to the SPD prior to publication.

Background

6 One of the key objectives of the Local Plan Strategy (LPS) is to protect and enhance environmental quality and ensure that development addresses the local causes of water, air, light, noise and other forms of pollution and contaminated land.

7 LPS Policy SE12 'Pollution, Land Contamination and Land Instability' sets out the approach the Council will take to these matters and how they should be addressed in planning proposals and decision making. A suite of additional policies is also set out in the SADPD, providing detailed requirements that applicants must satisfy in order to gain planning consent.

8 This SPD provides greater clarity to developers, landowners, communities and decision makers on the approach the Council will take to Environmental Protection matters and provides additional guidance to applicants on how they should respond to the policy requirements in the LPS and SADPD. It also 'signposts' sources of information, including relevant documentation and Council services.

9 This SPD has been prepared by a cross disciplinary team involving staff from the Strategic Planning Team, the Environmental Protection Team and the Development Management Team.

10 The process for preparing an SPD is similar in many respects to that of a Local Plan document. However, they are not subject to independent examination by the Planning Inspectorate. There are several stages in their production:

(a) Publish the initial draft SPD for four weeks public consultation;

(b) Consider feedback received and make any changes necessary;

(c) Publish the final draft SPD, along with a consultation statement setting out who has been consulted in its preparation, the main issues raised in feedback and how those issues been addressed in the final draft SPD;

(d) Having considered representations, the SPD could then be adopted.

11 Should the SPD be adopted it must be published and made available, along with an adoption statement, in line with the 2012 Regulations. The adoption of the SPD may be challenged in the High Court by way of judicial review within three months of its adoption.

12 Once adopted, the effectiveness of this SPD will be monitored as part of the Authority Monitoring Report, using information from planning applications and decisions. The outcome of this ongoing monitoring work will help inform future decisions about the SPD.

Consultation and Engagement

13 Following initial consultation on the first draft document in October and November 2021 several key changes were made to the document including:

(a) Referring to the now adopted SADPD policies;

(b) References to other potential stakeholder and consultees, such as United Utilities and the Canal & River Trust

(c) Confirmation that land contamination can arise from a variety sources, not just industrial heritage.

(d) Multiple updates and changes based on improving legibility and providing further information

14 Following final consultation on the final draft document in November and December 2023, 34 comments were received from 11 consultees and further changes were made to the document including:

(a) recognition of the need to carefully consider lighting proposals within aerodrome safeguarding areas;

(b) clarifying that the document relates to specific environmental protection matters which do not include the more general effects of carbon on the climate;

(c) providing further information in relation to noise and light pollution in proximity of the strategic highways network; and

(d) clarifying that under the heading of ‘Odour Impact Assessments’ the scope and approach will be agreed between the local planning authority and the relevant waste-water operator.

15 A full report of consultation is available at Appendix B, which provides a response to all key issues raised through the consultation and details all the changes made as a result of those issues.

Reasons for Recommendations

16 A SPD is not part of the statutory development plan but it is a recognised way of putting in place additional planning guidance and a material consideration in determining planning applications in the borough.

17 Providing clear, detailed guidance up front about policy expectations should enable applicants to better understand policy requirements. The SPD should assist applicants when making relevant planning applications, and the Council in determining them.

18 The guidance and technical advice set out in this SPD will enable applicants to make sure that their proposed development meets policy requirements and is designed to minimise the impacts on public health, wellbeing and amenity.

Other Options Considered

19 The Council could choose not to prepare an SPD on Environmental Protection matters. Any relevant planning application would continue to be assessed against existing planning policies. However, this would not allow the Council to provide additional practical guidance on this matter or give clarity to the approach that should be employed by all parties in a consistent way that gives certainty to applicants and decision makers.

20

Option	Impact	Risk
Do nothing	The Environmental Protection SPD could not be adopted and become a material consideration in the determination of planning applications.	The improved outcomes that could be achieved through additional guidance on how developers are expected to address policies of the Local Plan, would not be achieved.

Implications and Comments

Monitoring Officer/Legal

21 The Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Development) (England) Regulations 2012 provide the statutory Framework governing the preparation and adoption of SPDs. These include the requirements in Section 19 of the 2004 Act and various requirements in the 2012 Regulations including in Regulations 11 to 16 that apply exclusively to producing SPDs.

22 Amongst other things, the 2012 regulations require that an SPD contain a reasoned justification of the policies within it and for it not to conflict with adopted development plan policies.

23 The National Planning Policy Framework and the associated Planning Practice Guidance also set out national policy about the circumstances in which SPDs should be prepared.

24 SPDs provide more detailed guidance on how adopted local plan policies should be applied. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. SPDs are capable of being a material consideration in planning decisions but are not part of the development plan.

Section 151 Officer/Finance

25 There are no significant direct financial costs arising from adoption of the SPD. The costs of printing and the staff time in developing the SPD are covered from existing budgets of the planning service.

The financial burdens associated with following the Environmental Protection SPD rest with site promoters/developers, not with the Council. Therefore, there is no anticipated impact on the Council's approved budget/Medium Term Financial Strategy (MTFS). Through viability testing undertaken as part of the process to adopt the policies of the LPS and SADPD, it was found that in most locations in Cheshire East,

compliance with the requirements of planning policy was viable. Where policy requirements are considered not to be viable, it is the responsibility of the applicant to demonstrate why policy requirements should not be met.

Policy

26 The SPD will expand on how existing development plan policies related to environmental protection may be applied. An SPD will give additional advice to applicants on how they can demonstrate they have complied with relevant policies of the development plan related to this matter.

27 The SPD will contribute to the aims and priorities of the Corporate Plan as set out in the Table below.

An open and enabling organisation **Ensure there is transparency in all aspects of council decision making** **Listen, learn and respond to our residents, promoting opportunity for a two-way conversation** The report includes a Report of Consultation, setting out the key issues raised through the previous consultation and what we have changed in response or an explanation of why a change would not be appropriate for this SPD.	**A council which empowers and cares about people** **Reduce health inequalities across the borough** The guidance and advice contained in the SPD aims to prevent or reduce the impact of proposed developments across the borough and protecting public health, wellbeing and amenity.	**A thriving and sustainable place** **A great place for people to live, work and visit** **Reduce impact on the environment** The guidance and advice contained in the SPD aims to prevent or reduce the impact of proposed developments across the borough and protecting public health, wellbeing and amenity.

Equality, Diversity and Inclusion

28 The Council has a duty under Section 149 of the Equalities Act to have due regard to the need to: eliminate discrimination; advance equality of opportunity between persons who share a “relevant protected characteristic” and persons who do not share it; foster good relations between persons who share a “relevant protected characteristic” and persons who do not share it.

29 The Environmental Protection SPD provides further guidance on the approach that is expected from developers on this matter. The SPD is consistent with the LPS and SADPD which were the subject of an Equalities Impact Assessment (EqIA) as part of an integrated Sustainability Appraisal. An EqIA on the Environmental Protection SPD has also been prepared (Appendix D).

Human Resources

30 There are no direct implications for human resources.

Risk Management

31 The subject matter of the report does not give rise for any particular risk management measures because the process for the preparation of an SPD is governed by legislative provisions (as set out in the legal section of the report).

Rural Communities

32 The Environmental Protection SPD seeks to provide further guidance on Environmental Protection matters in new development. Whilst most major development is expected to take place in, or adjacent to urban areas the guidance will apply to sites in rural areas too, where relevant, and therefore will benefit communities directly or indirectly from the reduced impact of development on public health, wellbeing and amenity.

Children and Young People including Cared for Children, care leavers and Children with special educational needs and disabilities (SEND)

33 This SPD does not have a direct implication for children and young people or cared for children, but will assist in securing development that protects public health, wellbeing and amenity across the borough, affecting all communities.

Public Health

34 Whilst there are no specific public health implications of the SPD, the document is likely to have an overall positive impact on public health and wellbeing by setting out clear requirements to ensure adopted policy is adhered to, which ultimately is designed to protect the environment and therefore the wellbeing and public health of communities across the borough.

Climate Change

35 Whilst this SPD does not have any direct climate change implications it may assist in promoting more active and sustainable travel options through the management of air quality pollution related to travel.

Access to Information	
Contact Officer:	Tom Evans, Neighbourhood Planning Manager and Interim Environmental Planning Manager Tom.evans@cheshireeast.gov.uk
Appendices:	Appendix A: Environmental Protection SPD Appendix B: Report of Consultation Appendix C: Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report Appendix D: Equalities Impact Assessment Screening Report
Background Papers:	N/A

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APPENDIX A

Cheshire East Local Plan

Environmental Protection SPD

Adoption version
February 2024

Cheshire East Council

1 Introduction **3**

2 Planning policy framework **4**

National policy 4

Local policy 7

3 Making an application **12**

Pre-application advice 12

Environmental Impact Assessments 12

4 Air quality **13**

Local air quality management 13

Air quality objectives 13

Air quality assessments 14

Planning conditions and mitigation 17

Air quality during the construction phase 18

Heating appliances 19

5 Contaminated land **21**

What is contaminated land? 21

Contaminated land and planning 23

Site investigations and risk assessments 27

6 Noise **31**

Acceptable noise levels 31

Noise sensitive developments 34

Noise generative developments 35

Noise impact assessments 35

Mitigation measures 36

Noise during the construction phase 37

7 Light **38**

What is light pollution? 38

Light and planning 38

Sources of light pollution 38

Lighting assessments 39

Mitigation measures 39

Planning conditions 40
Light during the construction phase 40
8 Odour 41
Requirements for hot food premises 41
Odour impact assessments 41
9 Glossary 43

Contents

1 Introduction

1.1 Supplementary Planning Documents (SPDs) add further detail to the policies in the development plan and are used to provide guidance for development on specific sites, or on particular issues. SPDs may be a material planning consideration in planning decisions but are not part of the development plan.

1.2 This Environmental Protection SPD adds detail to existing development plan policies from the Cheshire East Local Plan Strategy (LPS) (adopted July 2017), Site Allocations and Development Policies Document (SADPD) (adopted December 2022) and 'saved' policies from the Cheshire Minerals Local Plan and the Cheshire Waste Local Plan.

1.3 The SPD provides guidance on the council's approach to Environmental Protection issues when considering planning applications. The SPD is limited to matters that fall within the remit of the council's Environmental Protection Team. The specific areas covered in the SPD are:

- Air quality (including dust pollution)
- Contaminated land
- Noise
- Light pollution
- Odour pollution

1.4 All these issues have the potential to impact on the health and wellbeing of Cheshire East's residents, businesses and visitors. This SPD sets out the relevant technical advice aimed at preventing or reducing the impact of proposed developments and protecting public health, wellbeing and amenity across the borough. Other environmental matters, such as climate change, ecology and landscape are outside the scope of this SPD but are addressed by policies in the development plan.

1.5 The guidance and technical advice set out in this SPD will enable applicants to make sure that their proposed development meets policy requirements and is designed to minimise the impacts on public health, wellbeing and amenity. The SPD constitutes formal planning guidance and will be taken into account as a material consideration when determining relevant planning applications.

2 Planning policy framework

2.1 Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise[1]. Material considerations can include national planning policy and adopted SPDs, where relevant.

National policy

The National Planning Policy Framework

2.2 The National Planning Policy Framework (NPPF)[2] sets out the government's planning policies for England and how these should be applied.

2.3 Paragraph 8 sets out three overarching objectives for the planning system. As part of the environmental objective, the NPPF seeks to minimise pollution.

2.4 Paragraph 180 requires planning policies and decisions to contribute to and enhance the natural and local environment by: *"…(e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and (f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."*

2.5 Paragraphs 189-194 consider ground conditions and pollution:

"189. Planning policies and decisions should ensure that:

a. a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
b. after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
c. adequate site investigation information, prepared by a competent person, is available to inform these assessments.

190. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990
2 https://www.gov.uk/guidance/national-planning-policy-framework. Paragraph references in this section refer to the December 2023 version of the NPPF.

191. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

a. mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life [See Explanatory Note to the Noise Policy Statement for England (Department for Environment, Food & Rural Affairs, 2010).];
b. identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and
c. limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

192. Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.

193. Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.

194. The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities."

2.6 With specific reference to minerals, paragraph 216 requires planning policies to *"set out criteria or requirements to ensure that permitted and proposed operations do not have unacceptable impacts on the natural and historic environment or human health, taking into account the cumulative effects of individual sites and/or a number of sites in a locality"* and *"when developing noise limits, recognise that some noisy short term activities, which may otherwise be regarded as unacceptable, are unavoidable to facilitate minerals extraction". Paragraph 211 requires minerals planning authorities to "ensure that any unavoidable noise, dust and particle emissions and any blasting vibrations are controlled, mitigated or removed*

at source [National planning guidance on minerals sites sets out how these policies should be implemented.], and establish appropriate noise limits for extraction in proximity to noise sensitive properties".

National Planning Policy for Waste

2.7 The National Planning Policy for Waste (NPPW)[3] sets out detailed waste planning policies.

2.8 When determining waste planning applications, paragraph 7 requires waste planning authorities to consider the likely impact on the local environment and on amenity against a number of criteria, including protection of water quality, land instability, air emissions (including dust), odours, noise, light, vibration and litter.

Noise Policy Statement for England

2.9 Paragraph 185 of the NPPF highlights the need to avoid giving rise to significant adverse impacts on health and the quality of life; and refers to the Explanatory Note to the Noise Policy Statement for England (NPSE)[4].

2.10 The Explanatory Note sets out various parameters from established toxicology concepts that are currently applied to noise impacts, which are:

- **NOEL** (No Observed Effect Level), which is the level below which no effect can be detected. In simple terms, below this level, there is no detectable effect on health and quality of life due to the noise.
- **LOAEL** (Lowest Observed Adverse Effect Level), which is the level above which adverse effects on health and quality of life can be detected.

2.11 These concepts were extended by the NPSE to include:

- **SOAEL** (Significant Observed Adverse Effect Level), which is the level above which significant adverse effects on health and quality of life occur.

2.12 The NPSE goes on to set out three aims, which are:

- *"To avoid significant adverse impacts on health and quality of life from environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development'.*
- *Mitigate and minimise adverse impacts on health and quality of life from environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development.*
- *Where possible, contribute to the improvement of health and quality of life through the effective management and control of environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development."*

3 https://www.gov.uk/government/publications/national-planning-policy-for-waste
4 https://www.gov.uk/government/publications/noise-policy-statement-for-england

National Planning Practice Guidance

2.13 The government's National Planning Practice Guidance[5] also gives detailed guidance on several topics, including:

- Guidance on how planning can take account of the impact of new development on air quality.
- Guiding principles on how planning can deal with land affected by contamination. Advice on how to ensure that development is suitable to its ground conditions and how to avoid risks caused by unstable land or subsidence.
- Advice on light pollution and how to consider light within the planning system.
- Guidance on how planning can manage potential noise impacts in new development.

Local policy

2.14 Local planning policies are set out in the development plan for the area. The development plan for Cheshire East currently comprises:

- The Cheshire East Local Plan Strategy adopted July 2017
- Site Allocations and Development Policies Document adopted December 2022
- Saved policies from the Cheshire Replacement Minerals Local Plan 1999 and Cheshire Replacement Waste Local Plan 2007
- Completed neighbourhood plans.

2.15 A Minerals and Waste Plan is also being prepared, which will set out planning policies on minerals and waste. Once adopted, these will replace the saved policies from the Cheshire Minerals Local Plan 1999 and the Cheshire Waste Local Plan 2007.

Local Plan Strategy

2.16 Within the LPS[6], one of the four Strategic Priorities relates to 'Protecting and enhancing environmental quality'. This will be delivered by a range of measures, including addressing the local causes of water, air, light, noise and all other forms of pollution and the contamination of land.

2.17 The key strategic policy relevant to Environmental Protection is **Policy SE 12 'Pollution, land contamination and land instability'**. This states:

5 https://www.gov.uk/government/collections/planning-practice-guidance
6 https://www.cheshireeast.gov.uk/localplanstrategy

Policy SE 12

Pollution, Land Contamination and Land Instability

1. The council will seek to ensure all development is located and designed so as not to result in a harmful or cumulative impact upon air quality, surface water and groundwater, noise, smell, dust, vibration, soil contamination, light pollution or any other pollution which would unacceptably affect the natural and built environment, or detrimentally affect amenity or cause harm. Developers will be expected to minimise, and mitigate the effects of possible pollution arising from the development itself, or as a result of the development (including additional traffic) during both the construction and the life of the development. Where adequate mitigation cannot be provided, development will not normally be permitted.
2. Development for new housing or other environmentally sensitive development will not normally be permitted where existing air pollution, soil contamination, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against.
3. Development should support improvements to air quality, not contradict the Air Quality Strategy or Air Quality Action Plan and seek to promote sustainable transport policies.
4. Where a proposal may affect or be affected by contamination or land instability (including natural dissolution and/or brine pumping related subsidence), at the planning application stage, developers will be required to provide a report which investigates the extent of the contamination or stability issues and the possible affect it may have on the development and its future users, the natural and built environment. This report should be written in line with best practice guidance.
5. In most cases, development will only be deemed acceptable where it can be demonstrated that any contamination or land instability issues can be appropriately mitigated against and remediated, if necessary.

2.18 Other strategic policies relevant to Environmental Protection include:

- **Policy SD 1 'Sustainable Development in Cheshire East'**, which requires that, where possible, development supports the health, safety, social and cultural well-being of the residents of Cheshire East.
- **Policy SD 2 'Sustainable Development Principles'**, which states that all development will be expected to use appropriate design, construction, insulation, layout and orientation to create developments that… minimise waste and pollution.
- **Policy SC 3 'Health and well-being'**, which requires screening assessments for all major development proposals, including a review of the possible health impacts.

Site Allocations and Development Policies Document

2.19 The SADPD[7] also includes a number of policies that are of relevance to Environmental Protection.

- **Policy ENV 9 'Wind energy'** expects sufficient distance to be maintained between the proposal and sensitive receptors to protect amenity, particularly with respect to noise and visual impacts.
- **Policy ENV 12 'Air quality'** requires an air quality assessment where proposals are likely to have an impact on local air quality. Permission will not be granted where the construction or operational characteristics of the development must not cause harm to air quality (including cumulatively) unless suitable measures are adopted to mitigate the impact.
- **Policy ENV 13 'Aircraft noise'** restricts sensitive developments in the areas subject to the highest levels of aircraft noise; and requires mitigation to achieve satisfactory internal ambient noise levels in other areas subject to aircraft noise. The policy also sets detailed criteria to consider in relation to a range of different development types.
- **Policy ENV 14 'Light pollution'** requires light spillage and glare to be minimised to an acceptable level; and there to be no significant adverse effect individually or cumulatively on residential amenity; pedestrians, cyclists, and other road users; specialist facilities; and individuals and groups.
- **Policy ENV 15 'New development and existing uses'** restricts new development in locations where it could be significantly adversely affected by the operation of an existing business or facility unless such impacts can be avoided through mitigation.
- Policies **RUR 1 'New buildings for agriculture and forestry', RUR 2 'Farm diversification', RUR 7 'Equestrian development outside of settlement boundaries', RUR 8 'Visitor accommodation outside of settlement boundaries', RUR 9 'Caravan and camping sites', and RUR 10 'Employment development in the open countryside'** require that proposals do not unacceptably affect the amenity and character of the surrounding area or landscape (including visual impacts, noise, odour, design and appearance), either their own or cumulatively with other developments.
- Policies **RUR 6 'Outdoor sport, leisure and recreation outside of settlement boundaries' and RUR 7 'Equestrian development outside of settlement boundaries'** allow for artificial lighting only where strictly necessary, and highlight that its design and operation may be limited by condition to minimise light pollution in the open countryside.
- **Policy HOU 12 'Amenity'** does not allow development proposals that would cause unacceptable harm to the amenities of residential properties or sensitive uses due to environmental disturbance or pollution.
- **Policy RET 5 'Restaurants, cafés, pubs and hot food takeaways'** requires such uses to have no adverse effect, either individually or cumulatively on the amenities of residential occupiers. Conditions will be imposed relating to noise, odour and fumes.
- **Policy RET 9 'Environmental improvements, public realm and design in town centres'** seeks to promote the creative use of lighting to add drama to the night-time townscape (such as by illuminating landmark buildings) whilst avoiding excessive light glow.
- **Policy REC 4 'Day nurseries'** requires such uses not to unacceptably harm the amenity of local residents by virtue of noise.

7 https://www.cheshireeast.gov.uk/sadpd

Saved policies

2.20 There are several saved policies relevant to Environmental Protection.

Cheshire Minerals Local Plan 1999

2.21 Relevant policies in the Cheshire Minerals Local Plan[8] include:

- **Policy 9 'Planning applications'** requires applications to evaluate the direct and indirect effects of a proposal and propose mitigation measures addressing noise levels, dust levels, illumination levels, air-over pressure and peak particle velocity levels.
- **Policy 12 'Conditions'** highlights that conditions will be attached to planning consents to control noise, dust, illumination and vibration levels; and to ensure pollution control measures.
- **Policy 26 'Noise'** does not permit development where it would give rise to unacceptable levels of noise pollution.
- **Policy 27 'Noise'** seeks to control noise emissions by limited the length of time for engineering works, controlling hours of operation, requiring best practice vehicle and plant silencing and maintenance, requiring noise mitigation measures and setting noise limits.
- **Policy 28 'Dust'** allows development, only where it would minimise dust emission levels by phasing working and restoration, surface and maintain internal haul roads, sheet all mineral bearing lorries, seed screen mounds, use a water bowser or similar to damp down, use wheel cleaning facilities, regular sweep and spray of hard surfaces, limit the area of mineral stripped of soil/overburden ant any time, and monitor dust emissions where appropriate.
- **Policy 38 'Blasting'** only permits blasting where ground vibration is minimised, air over pressure is minimised, blasts are monitored, no secondary blasting occurs, and blasting is limited to between 0900 and 1800 hours Mondays to Fridays.

Cheshire Waste Local Plan 2007

2.22 Relevant policies in the Cheshire Waste Local Plan[9] include:

- **Policy 1 'Sustainable waste management'** expects applications to demonstrate how the development would protect environmental assets.
- **Policy 12 'Impact of development proposals'** requires applications to evaluate the likely direct, indirect and cumulative impacts and set out mitigation measures for issues including air quality, noise levels, odour, dust levels, human health, litter and fly tipping, and illumination levels.
- **Policy 23 'Noise'** does not permit proposals that would give rise to unacceptable noise. Setting noise limits, controlling the hours of operation, requiring noise mitigation measures, use of best practice vehicle and plant silencing and maintenance, and limiting the length of time for engineering works will be used to control noise emissions where appropriate. Policy 24 'Air pollution: Air emissions including dust' does not permit proposals where

8 https://www.cheshireeast.gov.uk/planning/spatial-planning/saved_and_other_policies/cheshire_minerals_local_plan/cheshire_minerals_local_plan.aspx

9 https://www.cheshireeast.gov.uk/planning/spatial- planning/saved_and_other_policies/cheshire_waste_local_plan/cheshire_waste_local_plan.aspx

the impact of dust would have an unacceptable impact on amenity. Surfacing and maintenance of internal haul roads, regular sweeping and spraying of hard surfaced areas, use of a water bowser or similar to damp down areas, use of wheel cleaning facilities, sheeting of waste-carrying vehicles, seeding of screen mounds, and monitoring of air and dust emissions will be used to control dust emissions where appropriate.

- **Policy 25 'Litter'** does not permit proposals where litter would have an unacceptable impact on amenity. Applications should assess the potential for litter generation and propose mitigation measures.
- **Policy 26: 'Air pollution: Odour'** does not permit proposals where odour would have an unacceptable impact on amenity.

Neighbourhood plans

2.23 There are 38 completed neighbourhood plans[10] (at January 2024) in Cheshire East and some of these contain locally specific requirements in relation to Environmental Protection. These form part of the development plan and will be used alongside other Local Plan policies to determine planning applications.

10 https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/completed-neighbourhood-plans.aspx

3 Making an application

3.1 This SPD adds further detail to the policies in the development plan and provides guidance on Environmental Protection matters[11]. Whilst it does not form part of the development plan, its guidance will be a material consideration in the determination of planning applications, where relevant.

Pre-application advice

3.2 The council offers a pre-application advice service[12] and encourages potential applicants to discuss their scheme with planning officers prior to submission of an application. This is particularly important for large scale developments that will have a major impact on the surrounding area. This service is designed to assist applicants' understanding of planning issues and requirements to speed up the development process. This can help minimise subsequent planning application costs and avoid abortive applications.

3.3 In addition, the council's Environmental Protection Team[13] will also provide advice regarding the methodology for undertaking relevant Environmental Impact Assessments. However, it should be noted that there will be a charge for reviewing any draft reports prior to submission as part of a planning application.

Environmental Impact Assessments

3.4 In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017[14] it is a requirement that certain planning applications must include an Environmental Impact Assessment (EIA). An EIA is a procedure which serves to provide information about the likely effects of a proposed project on the environment, so as to inform the decision-making process as to whether the development should be allowed and if so, on what terms. Where an EIA is required, it should assess each relevant aspect relating to Environmental Protection in a comprehensive manner, as set out in this SPD.

3.5 All reporting requirements set out in this SPD should be submitted with the planning application, as the council will not be using pre-commencement conditions, in line with national policy.

11 Matters within the remit of the council's Environmental Protection Team.
12 https://www.cheshireeast.gov.uk/planning/view_a_planning_application/pre-application_advice/pre-application_advice.aspx
13 Email environmentalprotection2@cheshireeast.gov.uk
14 https://www.legislation.gov.uk/uksi/2017/571/contents/made

4 Air quality

4.1 Air quality is important to public health and wellbeing and, more recently, has been linked to a range of health impacts. This has led to wide ranging research being undertaken in the health impacts of pollutants, resulting in both national and international guidance and advice being issued to protect public health.

4.2 In 1997, the government adopted the first UK Air Quality Strategy (AQS), which set out how the government aimed to deal with local air quality and the impact of this on health and wellbeing. Further revision of the AQS brought about the process of Local Air Quality Management (LAQM), which is a process requiring all local authorities to regularly review and assess air quality within their area against the air quality objectives set out the Air Quality Standards Regulations 2010[15]. The pollutants of concern and relevant objectives are set out in Table 4.1 'Air quality objectives'.

Local air quality management

4.3 The purpose of reviewing air quality against the air quality objectives is to determine if any areas within the borough are either exceeding or likely to exceed any of the air quality objectives. If any such areas are identified, an Air Quality Management Area (AQMA) must be declared and an action plan drawn up, setting out how the local authority proposes to improve the air quality within that area.

4.4 In Cheshire East, there are currently a number of small areas that have been declared as AQMAs[16]. The primary source of pollution in these areas is due to vehicle emissions, as a result of either standing/slow moving traffic or high volumes of traffic where there are sensitive receptors (such as houses) fronting directly on to the road. The council must make sure that development in and around any of the AQMAs will not have an adverse impact upon the air quality within those areas.

Air quality objectives

4.5 The Air Quality Standards Regulations 2010 set out the air quality objectives, which are based on protecting public health and wellbeing.

4.6 The objectives of concern within Cheshire East are those that relate to nitrogen dioxide and particulate matter. All of the AQMAs declared to date relate to concentrations of nitrogen dioxide.

15 https://www.legislation.gov.uk/uksi/2010/1001/contents/made
16 https://www.cheshireeast.gov.uk/business/environmental_health/local_air_quality/ aqma_area_maps.aspx

Table 4.1 Air quality objectives

Substance	Air quality objective levels
Nitrogen dioxide (NO_2)	200µg.m^{-3} hourly mean, not to be exceeded more than 18 times per year
Nitrogen dioxide (NO_2)	40µg.m^{-3} as an annual mean
Particulate matter (PM_{10})	50µg.m^{-3} as a 24-hour mean, not to be exceeded more than 35 times per year
Particulate matter (PM_{10})	40µg.m^{-3} as an annual mean
Particulate matter ($PM_{2.5}$)	20µg.m^{-3} as an annual mean
Benzene	16.25µg.m^{-3} as a running annual mean
Benzene	5µg.m^{-3} as an annual mean
1,3 - Butadiene	2.25µg.m^{-3} as a running annual mean
Carbon monoxide (CO)	10µg.m^{-3} as a running 8-hour mean
Lead	0.25µ.m^{-3} as an annual mean
Sulphur dioxide (SO_2)	266µg.m^{-3} as a 15-minute mean, not to be exceeded more than 35 times per year
Sulphur dioxide (SO_2)	350µg.m^{-3} as an hourly mean, not to be exceeded more than 24 times per year
Sulphur dioxide (SO_2)	125µg.m^{-3} as a 24-hour mean, not to be exceeded more than 3 times per year

Air quality assessments

4.7 An air quality assessment should predict any potential impacts on local air quality from a proposed development. The assessment should consider any potential impacts on existing AQMAs and those areas that are close to the air quality objective in order to prevent the declaration of further AQMAs. The assessment must take into account all emission sources and compare the current air quality with future levels both with and without the proposed development.

When is an air quality assessment required?

4.8 An air quality assessment will be required where a proposed development has the potential to adversely impact air quality. This is particularly important when the development is either within or adjacent to an existing AQMA, or within an area where the impact on air quality may result in the declaration of a new AQMA. The criteria for determining if there will be an impact on air quality will be based on both the direct impact of the proposed development and the effect this will have on surrounding traffic flows and volumes. A list of the types of

development where an air quality assessment may be required is available on the council's website[17]. The planning applications validation checklist also contains information on this matter.

4.9 Where relevant, a dust impact assessment should also be submitted as part of, or in addition to the air quality assessment. Emissions of dust to air can occur during the preparation of the land (e.g., demolition, land clearing, and earth moving), and during construction. The operational phases of minerals (and some waste) sites share some common features with construction activities; however, minerals sites can be of a significantly larger scale. A qualitative dust assessment for a minerals site would therefore normally be expected to be at least as rigorous as one carried out in accordance with the IAQM construction dust method, reflecting the potential for minerals sites to have a greater impact than construction sites. This should include an assessment of the impact of silica dust where relevant. In certain instances, the council may also ask for an assessment of bioaerosols where this is a relevant consideration.

The assessment process

4.10 This SPD does not set out a prescribed method or form for undertaking an assessment, which will be required if the proposed development is likely to adversely impact on local air quality. Therefore, it is important that the methodology and data sets are agreed in advance with the council's Air Quality Team. However, there is general guidance regarding estimating emissions and modelling in the Local Air Quality Management: Technical Guidance (TG22)[18].

4.11 The purpose of the assessment is to determine the likely changes to air quality as a result of the proposed development. The aim of the assessment will be to compare the existing situation without the proposed development, and the situation with the proposed development. This can be split in to 3 basic steps:

1. Assess the current air quality within the area (baseline).
2. Predict the future air quality without the proposed development (future baseline).
3. Predict the future air quality with the proposed development in place (future with development).

4.12 The assessment should also take account of potential new sensitive receptors, including those with planning permission or allocated sites.

4.13 Current air quality data within Cheshire East is available on the council's website[19] and the national background maps[20] will also be able to assist with this part of the process. However, it is important that prior to undertaking an assessment, an agreement is sought from the council's Air Quality Team[21] regarding the scope, data and methodology of the assessment to be undertaken.

17 https://www.cheshireeast.gov.uk/business/environmental_health/local_air_quality/air_quality_and_planning/air_quality_and_planning.aspx
18 https://laqm.defra.gov.uk/wp-content/uploads/2022/08/LAQM-TG22-August-22-v1.0.pdf
19 https://www.cheshireeast.gov.uk/business/environmental_health/local_air_quality/what_is_pollution_like_near_me/air-pollution-monitoring.aspx
20 https://uk-air.defra.gov.uk/data/laqm-background-home
21 Email airquality@cheshireeast.gov.uk

Sensitive receptors

4.14 All assessments should consider air quality concentrations. Paragraph 1.63 of TG22 states that exceedances of the objectives should be assessed in relation to *"the quality of the air at locations which are situated outside of buildings or other natural or man-made structures, above or below ground, and where members of public are regularly present".* Further examples of where the air quality objectives should apply can be found in TG22.

Assessing significance

4.15 The primary requirement of the air quality assessment is to determine the significance in terms of change to the air quality, when the proposed development is completed. Environmental Protection UK provides guidance regarding assessing significance[22], and the framework used for assessing significance has been adopted by the council. A copy of the framework is set out in Table 4.2 'Environment Protection UK impact descriptors for individual receptors'.

Table 4.2 Environment Protection UK impact descriptors for individual receptors

Long term average concentration at receptor in assessment year	1% change in concentration relative to AQAL	2%-5% change in concentration relative to AQAL	6%-10% change in concentration relative to AQAL	>10% change in concentration relative to AQAL
75% or less of AQAL	Negligible	Negligible	Slight	Moderate
76-94% of AQAL	Negligible	Slight	Moderate	Moderate
95-102% of AQAL	Slight	Moderate	Moderate	Substantial
103-109% of AQAL	Moderate	Moderate	Substantial	Substantial
110% or more of AQAL	Moderate	Substantial	Substantial	Substantial

Explanation

1. AQAL = Air Quality Assessment Level, which may be an air quality objective, EU limit or target value, or an Environment Agency 'Environment Assessment Level (EAL)'.
2. The Table is intended to be used by rounding the change in percentage pollutant concentration to whole numbers, which then makes it clearer which cell the impact falls within. The use is encouraged to treat the numbers with recognition of their likely accuracy and not assume a false level of precision. Changes of 0%, i.e., less than 0.5%, will be described as Negligible.
3. The Table is only designed to be used with annual mean concentrations.
4. Descriptors for individual receptors only; the overall significance is determined using professional judgement. For example, a 'moderate' adverse impact at one receptor may

22 https://www.environmental-protection.org.uk/wp-content/uploads/2013/07/air-quality-planning-guidance_Jan17.pdf

not mean that the overall impact has a significant effect. Other factors need to be considered.

5. When defining the concentration as a percentage of the AQAL, use the 'without scheme' concentration where there is a decrease in pollutant concentration and the 'with scheme' concentration for an increase.
6. The total concentration categories reflect the degree of potential harm by reference to the AQAL value. At exposure less than 75% of this value, i.e., well below, the degree of harm is likely to be small. As the exposure approaches and exceeds the AQAL, the degree of harm increases. This change naturally becomes more important when the result is an exposure that is approximately equal to, or greater than the AQAL.
7. It is unwise to ascribe too much accuracy to incremental changes or background concentrations, and this is especially important when total concentrations are close to the AQAL. For a given year in the future, it is impossible to define the new total concentration without recognising the inherent uncertainty, which is why there is a category that has a range around the AQAL, rather than being exactly equal to it.

Cumulative impacts

4.16 The cumulative impact of a number of small developments in an area could lead to a gradual deterioration of air quality. This could comprise several impacts that are individually described as slight, but when added together could have a significant impact on air quality. Therefore, all assessments must take into account the cumulative impact of committed applications within the local area and propose suitable mitigation to offset the impact.

4.17 An example would be if a number of small developments contribute to a significant increase in traffic levels, in an area that already has an air quality problem. Proposed mitigation could be that each development is required to provide a financial contribution to implement highway improvements or to assist with other actions within the council's Air Quality Action Plan. The study of the cumulative impact of additional development must be agreed as part of the scoping report.

Planning conditions and mitigation

4.18 Based on the results and conclusions of the air quality assessment, mitigation measures may be recommended to offset any predicted impacts of the proposed development. As far as possible, mitigation measures should be embedded into the design of the scheme and the air quality assessment should inform the scheme design, rather than being completed afterwards. Some mitigation measures (such as mechanical ventilation) can be large, noisy and visually imposing, so should be included in the scheme design from the outset so that all impacts can be assessed.

4.19 There are a range of mitigation measures that can be used and whilst the list below provides a number of examples, this is not exhaustive.

- The design of the development can help to mitigate against exposure to existing air quality levels. This could include the location of mechanical ventilation, habitable rooms and openable windows to reduce exposure to vehicle emissions.
- The installation of electric vehicle charging points to encourage the uptake and use of ultra-low emissions vehicles instead of combustion engine models (the infrastructure

requirements for these are set out in Buildings Regulations Approved Document S - Infrastructure for the charging of electric vehicles).

- Developers to prepare a travel plan or travel information packs to highlight alternative means of transport, such as public transport, location of electric vehicle charging points and car sharing incentives.
- The provision of cycling and walking facilities.
- Traffic management or contributions to highway infrastructure, both new and amended. Green infrastructure: plants and trees may provide an aesthetically pleasing aspect to a scheme and may also be used to provide a barrier from a pollutant source such as a trafficked road.
- Ultra-low NOX (nitrogen oxides) emission boilers. On developments in built up areas, these boilers help to prevent new “hotspots” of high NOX emissions.
- Section 106 Agreements (Town and Country Planning Act 1990) to secure mitigation, where appropriate, to make the scheme environmentally acceptable.
- The application of damage costs as set out in Air quality appraisal: damage cost guidance[23]. Damage costs are the costs to society (mainly health) per tonne of pollutant emitted. They provide an easy reckoning of the monetised value of changes in pollution.
- Dust management plans and monitoring regimes.

Air quality during the construction phase

4.20 The impact of the construction phase of any development can have a significant impact on local air quality via dust, access roads, roads works and closures. Developers and contractors should follow the guidance set out by the Institute of Air Quality Management when drafting construction plans and mitigation measures to minimise air pollution. Therefore, as part of the management of all developments, best practicable means must be used at all times and for specific emissions this could include but not be limited to the following.

- During dry weather all access roads and stockpiles of material, which are likely to give rise to emissions of dust, shall be damped down and/or covered to prevent wind whipping. Any mobile crushing or screening plant used on site shall be subject to a Permit under the Environmental Permitting (England and Wales) Regulations 2016[24] and shall operate in accordance with all conditions imposed by the issuing authority. This may include the requirement for the use of water sprays to be in operation at all times during crushing and screening operations.
- The re-routing of traffic should be done so as not to impact on any AQMAs. All diesel or oil-fired plant must be located away from any sensitive receptors.
- Burning of material is not an appropriate method of disposal of waste material and any such material should be removed from the site along with other waste.
- Any additional actions required to mitigate dust emissions identified during ongoing development activities.
- For non-road mobile machinery, renewable, mains or battery powered plant items should be used where possible.

23 https://www.gov.uk/government/publications/assess-the-impact-of-air-quality
24 https://www.legislation.gov.uk/uksi/2016/1154/contents/made

4.21 All sites that are at medium or high risk of particulate emissions should carry out monitoring and guidance on the assessment of dust from sites is contained in the Institute of Air Quality Management's Guidance on the Assessment of Dust from Demolition and Construction[25].

Heating appliances

Biomass boilers

4.22 Biomass boilers are seen as a method to reduce emissions of greenhouse gas and are regarded as generally more environmentally friendly. However, biomass burning systems still emit a number of pollutants including nitrogen dioxide and particulate matter and whilst the level of emissions maybe less than coal or oil, they do produce more pollutants than gas fired systems. This was confirmed in the governments Clean Air Strategy 2019[26], which states that:

'This increase in burning solid fuels in our homes is having an impact on our air quality and now makes up the single largest contributor to our national PM emissions at 38%.'

4.23 Therefore, where a proposed development includes either any large biomass heating system or includes domestic wood burners or open fires, the council may, where appropriate, require an air quality assessment to determine the impact on air quality when compared to similar gas fired systems. In addition, the council may require that the only systems to be permitted will be those that are proved to be cleaner and have reduced emissions.

4.24 Further information relating to biomass and air quality can be found on the Environmental Protection UK website[27].

Combined Heat and Power Systems

4.25 Emissions from Combined Heat and Power (CHP) systems must be managed to ensure potential air quality impacts are controlled. Management of CHP systems will include system and fuel standards, abatement equipment, regulatory controls and planning controls to restrict where appliances can be installed and the effect they have on the local environment.

4.26 As is the case with all combustion plant, the air quality assessment of planning applications containing CHP systems should follow a risk-based approach based upon factors such as:

- The location of a CHP system, i.e., is it in or close to an area of poor air quality
- The type of CHP system proposed and the fuel it will use
- The likely emission standard of the CHP system; and
- Whether the CHP system is substituting for a conventional boiler, and what the difference in emissions between the old boiler and new CHP system is likely to be.

25 https://iaqm.co.uk/text/guidance/construction-dust-2014.pdf
26 https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/770715/clean-air-strategy-2019.pdf
27 https://www.environmental-protection.org.uk/wp-content/uploads/2016/03/Biomass-and-Air-Quality-Information-for-Developers-2017.pdf

4.27 Further guidance is available for Institute of Air Quality Management's Combined Heat and Power Guidance for Local Authorities[28].

28 http://www.iaqm.co.uk/text/guidance/epuk/chp_guidance.pdf

5 Contaminated land

5.1 All land has the potential to be contaminated. Much of today's land contamination originates from polluting industrial processes from the 19th and 20th centuries. It can also arise from uncontrolled filling or raising of land, as well as more innocuous activities such as agricultural use, disposing of hearth ash in gardens or fuel/oil spillages. Contamination can also be caused by naturally occurring sources such as radon gas from underlying rock or ground gases from peat deposits. Contaminating substances are wide ranging and include (but are not limited to) metals, organic substances and ground gases.

5.2 In the UK, contaminated land is identified and managed by two different regulatory frameworks, these being Part 2A of the Environmental Protection Act 1990[29] and the planning regime. It is widely acknowledged that remediation via the planning regime is the government's preferred option.

5.3 Part 2A of the Environmental Protection Act 1990 was intended to identify land which is so contaminated that in its current condition it poses a significant possibility of significant harm to the health of persons living in or using the land or any other environmental receptors. In this situation the local authority has to ensure that the land condition is addressed to control any unacceptable risk. Cheshire East Council's approach to Part 2A is outlined in the Cheshire East Council Contaminated Land Strategy[30].

5.4 The second regulatory regime is the planning system. In this case the developer, as part of the planning and redevelopment process, must address any land condition matters through investigation, risk assessment and remediation where required. In practice, the vast majority of contaminated sites are cleaned up routinely via this route, with the local planning authority ensuring that developers produce safe new development. Cheshire East Council has a Developers' Guide[31] to provide advice on this process.

What is contaminated land?

5.5 The statutory definition of contaminated land[32] is as follows:

'…any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that:

a. Significant harm is being caused or there is a significant possibility of such harm being caused; or
b. Significant pollution of controlled waters is being caused, or there is a significant possibility of such pollution being caused'

29 https://www.legislation.gov.uk/ukpga/1990/43/contents
30 https://www.cheshireeast.gov.uk/business/environmental_health/contaminated_land/contaminated_land.aspx
31 https://www.cheshireeast.gov.uk/business/environmental_health/contaminated_land/development_and_contamination.aspx
32 Environmental Protection Act 1990, Part 2A, Section 78(2)

5.6 Where a local authority is satisfied that one or both of the circumstances detailed above is being met then it must act in accordance with guidance issued by the Secretary of State. How Cheshire East Council carries out its statutory contaminated land duties is set out in its Contaminated Land Strategy[33].

5.7 Part 2A of the Environmental Protection Act 1990 was introduced specifically to address the historical legacy of land contamination, whereas the planning system aims to control development and land use in the future. Therefore, assessing risks in relation to the future use of any land is primarily a task for the planning system. However, applicants/developers should always take into account Part 2A, because a change in use may cause the land to fall within the statutory definition of contaminated land by creating a contaminant linkage. In planning guidance, the definition covers cases where *"the actual or suspected presence of substances in, on or under the land may cause risks to people, human activities or the environment, regardless of whether or not the land meets the statutory definition in Part 2A"*. Land contamination (or the possibility of it) is a material consideration in planning decisions.

5.8 Whether being considered under the planning regime or Part 2A of the Environmental Protection Act 1990, the principle of contaminated land risk assessment underpins all assessment. This is based upon the Contaminant (source) – Pathway – Receptor model. All three parts of the chain must be present to create what is known as a contaminant linkage. If a linkage is identified, it indicates that there is a potential for a contaminated land risk to be present at the site and this must be assessed.

5.9 Each part of the chain is defined as follows:

- The contaminant (source) is a substance in, on or under the land.
- The pathway is the route by which the contaminant might affect the receptor.
- The receptor is the living organisms, ecological systems or properties that may be adversely affected.

Figure 5.1 Contaminant linkage

Historical land use

5.10 The history of a site or area is often the best guide to whether a site may be at risk of contamination. The borough of Cheshire East is a mix of urban settlements and rural areas, both with historical industrial heritage. Contamination can also arise from other sources (including natural sources, such as radon for example) and as such there is always the potential for contaminated land to be present. The council's Contaminated Land Strategy provides an overview of the industrial history of Cheshire East.

33 https://www.cheshireeast.gov.uk/business/environmental_health/contaminated_land/contaminated_land.aspx

Roles and responsibilities

5.11 Planning legislation and guidance places the responsibility on developers and/or landowners to secure a safe development with respect to contamination. The council's duty is to ensure that owners and developers carry out the necessary investigations and formulate proposals for dealing with any contamination in a responsible and effective manner. According to the NPPF the standard of remediation to be achieved, as a minimum, should be enough to ensure that the land is not capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990. This is the removal of unacceptable risk, making the site suitable for its new use.

5.12 Where a development is proposed, it is the responsibility of the developer to ensure that issues of land contamination are appropriately considered, that remediation takes place (where necessary) and that the land is safe and 'suitable for use' i.e., the site is cleaned up to a level which is appropriate for the proposed end use. Furthermore, it is the developer's responsibility to ensure that the investigation and remediation of land contamination is carried out by a competent person with a recognised relevant qualification and sufficient experience in contaminated land i.e., an environmental consultant.

5.13 The local planning authority has a duty to take account of all material planning considerations, including potential contamination, when considering an application. Within the planning regime, contaminated land is often referred to as "land affected by contamination". When considering development on land affected by contamination, the local planning authority aims to ensure that any unacceptable risks to human health, property and/or the wider environment are identified so that appropriate action can be considered and then taken to address those risks. In accordance with NPPF paragraph 189(b), the land should not be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990 after remediation.

5.14 The Environment Agency is a statutory consultee for many planning applications where development is proposed on land affected by contamination. The Environment Agency will consider the impacts on groundwater and surface waters, legally termed controlled waters, and the developer will need to ensure that any concerns of the Environment Agency are satisfied prior to development when these receptors are at risk. Other stakeholders will also be consulted where relevant (for example the Canal & River Trust in relation to protecting its watercourses).

5.15 Other agencies are also able to offer advice to applicants, such as the relevant water undertaker where development is located in a groundwater source protection zone or on land used for public water supply.

Contaminated land and planning

5.16 It is the role of the local planning authority to plan for land uses that are appropriate in the light of all the relevant circumstances, including known or suspected contamination. When determining planning applications for development on land that may be affected by contamination, the local planning authority will consider whether any conditions are required to make the development acceptable. Such conditions may require that land is remediated in the course of development to an appropriate standard, taking account of its intended use, and that, if necessary, it is properly maintained thereafter.

5.17 A precautionary approach should be taken when considering applications in relation to any land affected by contamination. This includes land subject to or in proximity to previous industrial uses and also where uses are being proposed that are particularly sensitive to contamination, including (but not limited to):

- All residential developments
- Allotments
- Schools
- Children's nurseries/day care centres
- Hospitals
- Playing areas and parks

5.18 The council's guidance document on development and contaminated land[34] lists a number of high and very high-risk potential sources of contamination.

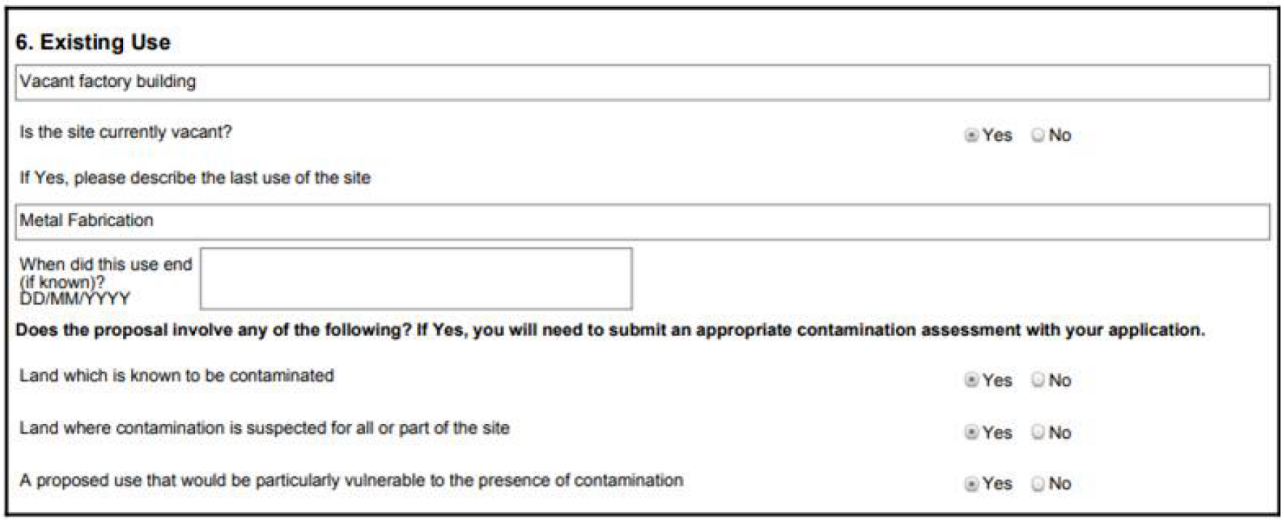
Pre-application discussions

5.19 Where practicable and applicable, proposers of development on land affected by contamination should arrange pre-application discussions with the local planning authority and other regulators, including the council's Environmental Protection and Building Control departments, any other relevant council specialists and the Environment Agency (where pollution of controlled waters and the waste management implications of land contamination are likely to be issues).

Completing the "Existing Use" section of the planning application form

5.20 In applying for planning permission applicants have to answer questions regarding contaminated land. Typically, there is a lack of understanding as to what type of development is vulnerable to contamination, if present. If the development proposed includes any of the sensitive uses listed in paragraph 5.17 then the answer to the question: "a proposed use that would be particularly vulnerable to the presence of contamination" is always Yes.

Figure 5.2 Good example of the "existing use" section from a residential planning application



6. Existing Use

Vacant factory building

Is the site currently vacant? ◉ Yes ○ No

If Yes, please describe the last use of the site

Metal Fabrication

When did this use end (if known)? DD/MM/YYYY

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ◉ Yes ○ No

Land where contamination is suspected for all or part of the site ◉ Yes ○ No

A proposed use that would be particularly vulnerable to the presence of contamination ◉ Yes ○ No

34 https://www.cheshireeast.gov.uk/business/environmental_health/contaminated_land/development_and_contamination.aspx

Determining planning applications including pre-commencement

5.21 If the information submitted with an application is such that the council cannot be satisfied that the necessary works are viable or practicable through a conditional planning permission, then the application may be refused. The amount of information we would expect to see submitted in support of any planning application is outlined in more detail within our Developers' Guide.

5.22 With regards to the agreement of pre-commencement conditions, if there is no agreement to such conditions and insufficient information is provided to support the application, then the application may be refused.

Planning conditions

5.23 The local planning authority will generally use a series of staged conditions that aim to:

- Provide for preliminary risk assessment, including a conceptual model and, if required, investigation and characterisation of the site to confirm the nature and extent of contamination. The investigation would seek to validate the conceptual model to allow more refined risk assessment and appraisal of remedial options (see 'Site investigations and risk assessments') (pre-commencement condition).
- Propose and receive approval for a remediation scheme that ensures the removal of unacceptable risks to make the site suitable for use (pre-commencement condition).
- Submit and receive approval for a validation report that demonstrates the effectiveness of the remediation carried out (prior to occupation).

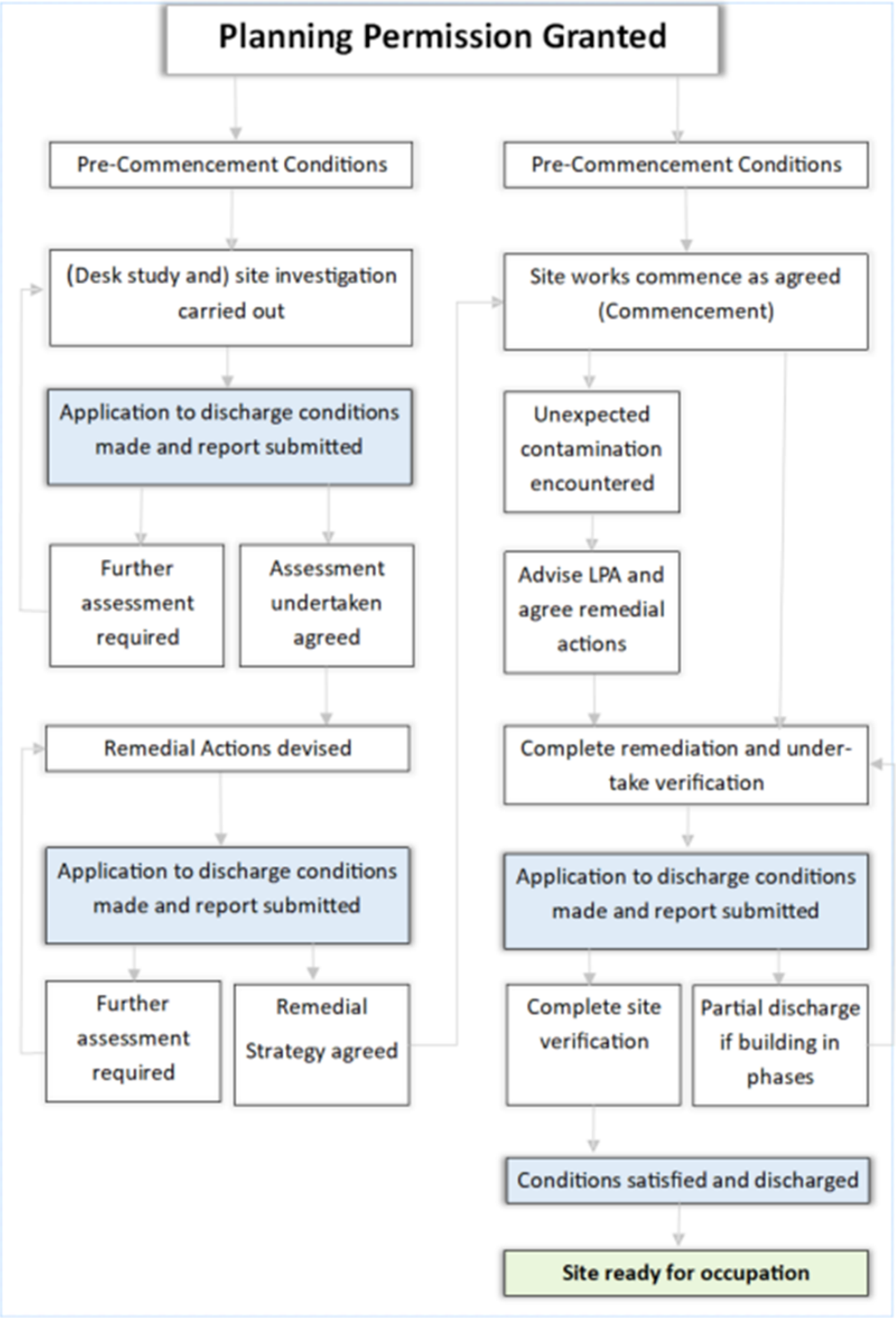
5.24 If there are pre-commencement conditions then these must be satisfied before any commencement of work on site. If works have started on site without satisfying the contaminated land assessment aspect (i.e., pre-commencement) and agreeing any necessary remedial works then the development will be breaching planning conditions and it may be very difficult or impossible to investigate or remediate contamination as a result. In some cases, planning permission may also be lost as a result.

5.25 It is important to emphasise that the lack of a condition requiring investigation into contamination does not imply that a site is not contaminated. The Contaminated Land Team will assess the likelihood of risk based upon the known history of a site. It remains the responsibility of a developer or landowner to satisfy themselves over whether a site may or may not have been contaminated in the past. Despite this, applicants are reminded that they have a duty in accordance Part 2A of the Environmental Protection Act 1990, to immediately inform the local planning authority if any unforeseen contamination is encountered at any point during the development.

Discharge of conditions

5.26 Having secured planning permission, the developer must adhere to the conditions on that permission and a guide to doing this is provided in Figure 5.3 'Process of complying with a contaminated land condition'.

Figure 5.3 Process of complying with a contaminated land condition



5.27 If there are pre-commencement conditions, then these must be satisfied before any commencement of work on site. If works have started on site without satisfying the contaminated land assessment aspect (i.e., pre-commencement) and agreeing any necessary remedial works then the development will be breaching planning conditions and it may be very difficult or impossible to investigate or remediate contamination as a result.

5.28 Furthermore, the prior to occupation aspect of the condition, usually the verification of any remedial methods, should be satisfied prior to occupation of the development. Again, this would be a breach of planning condition and as a result, the site may need to be considered under Part 2A. Besides the potential risks, including financial, to any purchasers this could be a reputational matter for the developer.

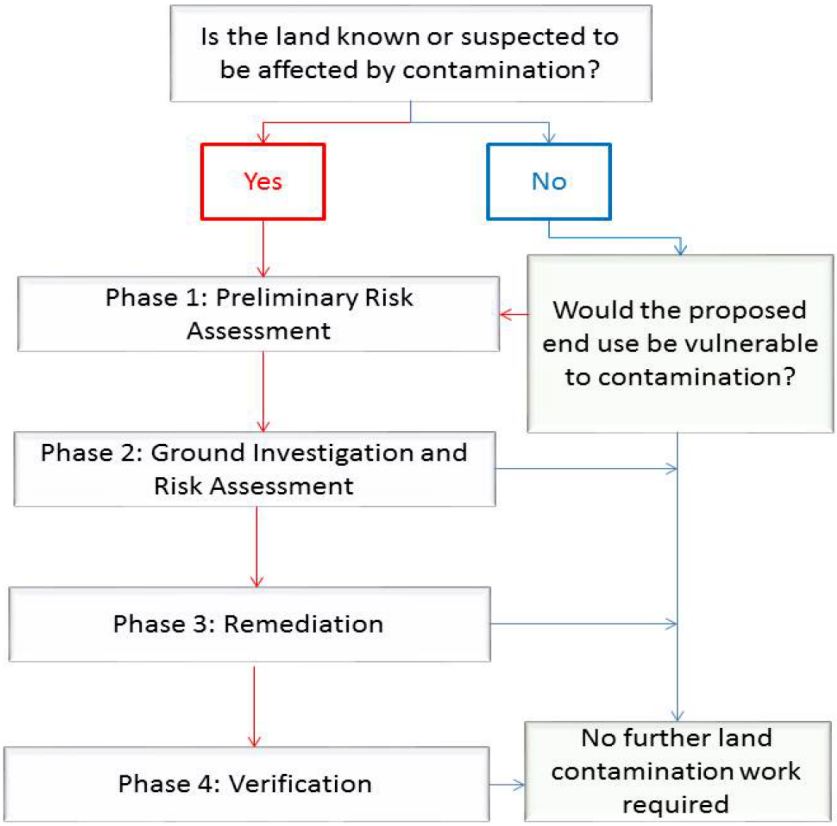
5.29 Guidance on how to apply to discharge planning conditions can be viewed on the council's website[35]. As contaminated land planning conditions are typically divided into sections, there may be more than one discharge application required to achieve final planning discharge.

Site investigations and risk assessments

5.30 The council's Developers' Guide provides more detail on the requirements of contaminated land information and what to submit to support a planning application. Reference to appropriate technical guidance is also included within the guide.

5.31 Figure 5.4 'Phased approach to assess contaminated land' summarises the phased approach required to assess contaminated land in the planning regime. The following sections provide more detail on each phase.

Figure 5.4 Phased approach to assess contaminated land



35 https://www.cheshireeast.gov.uk/planning/view_a_planning_application/making_a_planning_application/conditions_of_planning_consent.aspx

Phase 1: Preliminary risk assessment

5.32 The Phase 1 preliminary risk assessment (also known as a desk study) is the collection of information, including site history, to support the development of the conceptual model. A conceptual model is a simple representation of the site and considers all potential contaminant sources, pathways and receptors and any potential contaminant linkages. It should also include a walkover survey which means assessing the site and identifying any visual evidence of sources of contamination (such as ash/made ground or fuel tanks).

5.33 The conclusions of the report should contain recommendations as to whether the site is, or can be made suitable for its proposed use, and if further works and thus progression to Phase 2 are required.

5.34 Please note that reports written for conveyancing purposes are not accepted as they do not fulfil the requirements of a Phase 1 assessment. For lower risk developments, such as a change of use, the council may accept a questionnaire[36], depending on the former use of the site. This may negate the requirement for a Phase 1 Preliminary Risk Assessment to be undertaken.

Phase 2: Site investigation and risk assessment

5.35 A Phase 2 site investigation is an intrusive on-site survey of the actual ground conditions at the site. The aim of this is to prove (or disprove) the presence of possible contaminant linkages identified in the Phase 1 report. This is achieved through the sampling of soil and groundwater and ground gas monitoring where necessary, depending on the conceptual site model.

5.36 The results of these investigations should determine whether any contamination is present and if so, whether it poses a potential risk to health, controlled waters or the environment. The investigation should be designed so that it considers the former, current and proposed land uses.

5.37 On sites which may be particularly contaminated or have significant risks or management issues it may be prudent to discuss your site investigation proposals with the Contaminated Land team.

5.38 The results of the sampling and monitoring should be considered within a risk assessment. As part of this, contaminants will be assessed against recognised generic assessment criteria for human health, controlled waters and vapours as appropriate. If the site has contaminants present, which do not have generic assessment criteria, then it may be necessary to derive site specific assessment criteria. Furthermore, if the end use is not applicable to current generic assessment criteria, then again derivation of site-specific assessment criteria may be required. Further information on risk assessment can be found in the council's Developers' Guide.

36 https://www.cheshireeast.gov.uk/business/environmental_health/contaminated_land/development_and_contamination.aspx

5.39 After completing the site investigation works, including all required rounds of gas monitoring (as appropriate), the preliminary conceptual site model developed in Phase 1 should be reviewed and updated based on the findings of the investigation. This updated conceptual model will then identify if further works are required or whether the assessment is complete.

Phase 3: Remediation

5.40 Remedial works, if required should be compiled into a Remediation Strategy. For some lower risk sites, it may be sufficient to include this as a section in the Phase 2 report. The remediation strategy must be agreed with the local planning authority and Environment Agency, if applicable, and the relevant conditions discharged ahead of any remedial works commencing.

5.41 For larger development sites, there is an opportunity to consider a sustainable approach to land contamination risk management. Where appropriate, a sustainability assessment should be carried out as part of the Remediation Options Appraisal in line with industry standards. SuRF-UK sets out a framework[37] for undertaking such an assessment. A Remediation Options Appraisal precedes the Remediation Strategy, considering the possible remedial actions for the site.

Phase 4: Verification

5.42 How verification (also referred to as validation) of remedial works is to be undertaken would have been set out within the agreed remediation strategy. It is important that this process is carefully and appropriately documented to demonstrate that the development is suitable for use.

5.43 Verification information must be provided to the local planning authority as part of a discharge of conditions submission for the Contaminated Land Team to assess in good time ahead of the development, or phase of development, being occupied. Without this, the site would be considered to be breaching its planning conditions and may be considered under Part 2A of the Environmental Protection Act 1990. Final discharge would be achieved at the end of the development.

Using consultants and laboratories

5.44 Depending on the type, level or extent of contamination, it is likely that a specialist consultant or service (e.g., analytical laboratory) will be required during the process of investigating, assessing and remediating land contamination. Care should be taken in appointing an environmental consultant, opting for a well experienced, sufficiently competent and qualified person or company that carries appropriate levels of professional indemnity insurance. It is critical that the consultant undertaking the works has experience of undertaking contaminated land assessments.

5.45 All reports should be prepared by appropriately qualified professionals and comply with current good practice and guidance. Accredited drillers and laboratories should be employed for all investigation and analysis. Copies of the full laboratory results, as received

37 https://www.claire.co.uk/projects-and-initiatives/surf-uk

from the laboratory with no subsequent amendments should be appended. Sampling methodologies, chain of custody information, all borehole logs and risk assessment calculations should also be included.

Importing and re-use of soils

5.46 During the site investigation the suitability of soils for reuse on site will be assessed. If they are not suitable or there is insufficient volume, soils may need to be imported to the development. The import and reuse of soils should be done so in accordance with the relevant Waste Management Regulations. Advice on Environmental Permits[38] and Waste Exemptions[39] can be sought from the Environment Agency. The importing and reuse of soils on site can also be managed by the Definition of Waste: Development Industry Code of Practice (DoW CoP) if applicable.

5.47 As well as soils being suitable for use and not contaminated, soils must be healthy and present in sufficient quantity for a sustainable landscape. Soils must meet the requirements of the British Standard for topsoil (BS 3882:2015) and subsoil (BS 8601:2013) (including the need to be free of sharps such as glass fragments) and both need to be present in garden and landscaped areas. A cover system maybe agreed as part of the remedial strategy and as for all gardens, this should take into account rooting depths for any proposed planting. Section A.3 of BS 3882:2015 for topsoil gives an indication of rooting depths (450mm for grass, 600mm for shrubs and 900mm for trees).

5.48 Well structured, healthy soils are essential to the realisation of all nature-based solutions to climate change and guidance can be found in Defra's Construction Code of Practice for the Sustainable Use of Soils on Construction Sites[40].

38 https://www.gov.uk/guidance/waste-environmental-permits
39 https://www.gov.uk/government/collections/waste-exemptions-using-waste
40 https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/716510/pb13298-code-of-practice-090910.pdf

6 Noise

6.1 Noise pollution is defined as unwanted sound, which usually occurs as an intrusive or offensive sound. The difference between the two is:

- Intrusive sound may be louder than or significantly different to background noise and is considered likely to disturb or interfere with an individual's daily life.
- Offensive sound is often dependant on the time of day i.e., night time, characteristics or the duration of the noise.

6.2 Proposed developments involving residential dwellings are often the most noise sensitive and will require protection from noise in the surrounding area, for example noise from transport, commercial, industrial or leisure sources.

6.3 Industrial or commercial developments are generally the least sensitive to noise, but they can become the source of noise disturbance and as such the noise assessment must include the impact the proposed development will have on surrounding noise sensitive receptors. These noise sensitive receptors may include (but are not limited to) uses such as residential (including permanent residential moorings and pitches), quiet outdoor recreation areas, conference facilities, theatres, schools, hospitals and places of worship.

6.4 Paragraph 191 of the NPPF refers to noise, and the explanatory note to the NPSE sets out the concepts that are applied to noise impacts, including NOEL, LOAEL and SOAEL (see paragraphs 2.10 and 2.11 in the 'National policy' section)

6.5 The agent of change principle was included in the NPPF in 2018 and now places a duty on any potentially noise sensitive development proposed near to existing businesses or community facilities to incorporate suitable mitigation to prevent the noise, from such premises, causing disamenity to future occupants. Therefore, as part of any planning application submitted this must be taken into account and where necessary, a noise impact assessment must have been undertaken and all proposed mitigation measures incorporated into the proposed development. The noise impact assessment should also take account of new developments under construction or with planning permission.

Acceptable noise levels

6.6 The NPSE does not set any numerical values to any of the noise impact levels described, but it does state that the SOAEL is likely to vary depending on factors such as the noise source, time of day and the type/sensitivity of the receptor. However, the NPPG sets out specific maximum noise levels for normal mineral extraction, and short-term noise generative operations and temporary activities at quarries.

6.7 The National Planning Practice Guidance also advises how potential noise impacts can be managed through the planning process and provides further advice and guidance on the following matters:

- When noise is relevant to planning.
- Whether noise can override other planning concerns How to determine noise impacts.
- The observed effect levels.

- How to establish whether noise is likely to be a concern The factors that influence whether noise could be a concern Guidance on noise standards in planning policies.
- Relevant factors in identifying areas of tranquillity.
- Addressing risk of conflict between new development and existing businesses or facilities.
- Addressing the adverse effects of noise sources, including where the 'agent of change' needs to put mitigation in place.
- Further considerations on mitigating noise impacts on residential developments.
- Addressing the potential impact of aviation activities on new development.

6.8 A summary of the effects of noise exposure and the effects on health and quality of life is set out in the National Planning Practice Guidance and replicated in Table 6.1 'Noise exposure hierarchy'.

Table 6.1 Noise exposure hierarchy

Level	Response	Examples of outcomes	Increasing effect level	Action
No Observed Effect Level (NOEL)	Not present	No effect	No observed effect	No specific measures required
No Observed Adverse Effect Level (NOAEL)	Present and not intrusive	Noise can be heard, but does not cause any change in behaviour, attitude or other physiological response. Can slightly affect the acoustic character of the area but not such that there is a change in the quality of life	No observed adverse effect	No specific measures required
Lowest Observed Adverse Effect Level (LOAEL)	Present and intrusive	Noise can be heard and causes small changes in behaviour, attitude or other physiological response, e.g., turning up volume of television; speaking more loudly; where there is no alternative ventilation, having to close windows for some of the time because of the noise. Potential for some reported sleep disturbance. Affects the acoustic character of the area such that there is a small actual or perceived change in the quality of life.	Observed adverse effect	Mitigate and reduce to a minimum

Level	Response	Examples of outcomes	Increasing effect level	Action
Significant Observed Adverse Effect Level (SOAEL)	Present and disruptive	The noise causes a material change in behaviour, attitude or other physiological response, e.g., avoiding certain activities during periods of intrusion; where there is no alternative ventilation, having to keep windows closed most of the time because of the noise. Potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty in getting back to sleep. Quality of life diminished due to change in acoustic character of the area.	Significant observed adverse effect	Avoid
Significant Observed Adverse Effect Level (SOAEL)	Present and very disruptive	Extensive and regular changes in behaviour, attitude or other physiological response and/or an inability to mitigate effect of noise leading to psychological stress, e.g., regular sleep deprivation/awakening; loss of appetite, significant, medically definable harm, e.g., auditory and non-auditory	Unacceptable adverse effect	Prevent

6.9 BS 8233:2014 provides guideline internal ambient noise levels for rooms within specific types of buildings. For dwelling houses, flats and rooms in residential use it recommends that the internal noise levels do not exceed the following guideline levels set out in Table 6.2 'Indoor ambient noise levels for dwellings'.

Table 6.2 Indoor ambient noise levels for dwellings

Activity	Location	07:00 to 23:00	23:00 to 07:00
Resting	Living room	35 dB $L_{Aeq,16hour}$	-
Dining	Dining room/area	40 dB $L_{Aeq,\ 16hour}$	-
Sleeping (daytime resting)	Bedroom	35 dB $L_{Aeq,16hour}$	30 dB $L_{Aeq,8hour}$

Noise sensitive developments

6.10 The government has issued planning practice guidance for noise. The document indicates that noise is an important consideration in planning terms. It gives an indication of when noise is an issue and guidance on planning responses for noise levels between the Lowest Observed Adverse Effect Level (LOAEL) and the Significant Observed Adverse Effect Level (SOAEL). The guidance states that local plans can include specific standards to apply to various forms of proposed development and locations in their area.

6.11 In the context of government policy, Cheshire East Council requires that developments aim for:

1. A noise level between the **No Observed Effect Level** (this is the level of noise exposure below which no effect at all on health or quality of life can be detected) and the **Lowest Observed Adverse Effect Level** (this is the level of noise exposure above which adverse effects on health and quality of life can be detected). Conditions may be attached to achieve this level.

If point 1 cannot be achieved, then:

2. If the assessment results in a level between the **Lowest Observed Adverse Effect Level** and the **Significant Observed Adverse Effect Level** (this is the level of noise exposure above which significant adverse effects on health and quality of life occur), mitigation will be necessary to reduce the level and thus conditions will be attached to achieve this reduced level.

If points 1 & 2 cannot be achieved, then:

3. If the assessment results in a **Significant Observed Adverse Effect Level** after mitigation, the application will be recommended for refusal.

6.12 Cheshire East Council has adopted the following internal noise limits for residential properties, which are established in standards and guidance such as BS8233 and noise guidelines issued by the World Health Organisation.

- Bedrooms (night time; 23:00 - 07:00) 30 dB $L_{Aeq,8hour}$ (individual noise events should not normally exceed 45 dB $L_{Amax,F}$ more than 15 times[41])
- Living Rooms (daytime; 07:00 - 23:00) 35 dB $L_{Aeq,16hour}$
- Gardens and terraces (daytime, 07:00-23:00) 55 dB $L_{Aeq,16hour}$ (across a reasonable proportion of the space)

Aircraft

6.13 SADPD Policy ENV 13 'Aircraft noise' provides detailed policy advice regarding noise sensitive developments within areas affected by aircraft noise.

41 In respect of aircraft noise, SADPD Policy ENV 13 limits individual noise events exceeding 45 dB $L_{Amax,F}$ in bedrooms to not normally occur more than 10 times in a night.

Noise generative developments

6.14 Potentially noisy development may cover a large range of different activities and planning use classes. Typically, the following use classes would be considered to have the potential for greater impact on noise sensitive land uses at or around the proposed development:

- B2/B8 General industrial and storage/distribution.
- E(b) Sale of food and drink for consumption (mostly) on the premises (e.g., restaurants and cafés).
- E(d) Indoor sport, recreation or fitness.
- E(e) Provision of medical or health services.
- E(f) Creche, day nursery or day centre.
- F1 Learning and non-residential institutions
- F2(c) Areas or places for outdoor sport or recreation
- F2(d) Indoor or outdoor swimming pools or skating rinks
- Sui Generis uses are by their nature often more varied and specific consideration of any proposal within this category is required to ensure that potential noise impacts are minimised. This includes (but is not limited to) developments such as theatres, amusement arcades/funfairs, taxi businesses, hostels, waste disposal installations, nightclubs, casinos, drinking establishments, hot food takeaways, live music venues, cinemas, concert halls, bingo halls and dance halls.

6.15 Prior to submitting a planning application, the applicant must review all of the noise sensitive areas that can potentially be affected by the noise from the proposed development. This will form the basis of the required Noise Impact Assessment (NIA) and the 'Noise impact assessments' section below provides more details regarding the assessment. If the applicant is unsure whether a NIA is required, they should contact the council's Environmental Protection Team[42] who will be able to offer more advice.

6.16 If the applicant is proposing any pre-application discussions with the council's Development Management Team, then further advice may be available through this process. However, the aim will be for all such development to ensure that the noise levels for sensitive receptors do not exceed those set out in the 'Acceptable noise levels' section above.

Noise impact assessments

6.17 Noise control by its very nature is complex, therefore it may be necessary to engage a suitably qualified and experienced acoustic consultant to undertake a NIA and, if required, recommend appropriate noise mitigation measures. Advice regarding the methodology for undertaking a NIA can be obtained from the council's Environmental Protection Team.

6.18 There are various different standards and guidance available covering a range of situations to help determine the type of noise assessment required. The main standards used are:

- BS4142:2014+A1:2019 - Methods for rating and assessing industrial and commercial sound.

42 Email environmentalprotection2@cheshireeast.gov.uk

- BS8233:2014 - Guidance on sound insulation and noise reduction for buildings.
- Department of Transport technical memorandum: Calculation of Road Traffic Noise (1998) - Describes the procedures for calculating noise from road traffic. These procedures are necessary to assess entitlement under the Noise Insulation Regulations, but they also provide guidance appropriate to the calculation of traffic noise for more general applications.
- Department of Transport technical memorandum: Calculation of Railway Noise (1995) - Primarily concerned with the procedures for calculating noise from moving railway vehicles as defined in the Noise Insulation (Railways and Other Guided Transport Systems) Regulations 1995.

6.19 With regards to NIAs for noise sensitive sites, the assessment must include the following:

- The reason for and scope of the report.
- The sources of noise in the area.
- Location plan of proposed development and likely receptors.
- Methodology used, including location of noise monitoring, equipment used, weather conditions.
- Reasons for deviations from standard methods (if appropriate).
- Full table of results.
- Comparison of survey results with noise standards.
- Recommendations for noise control measures.
- Full calculations of the noise reduction expected to support any suggested noise control measures.

6.20 In addition, to the list above all noise generative sites must also include an assessment of potential noise sources including ancillary equipment and noise from deliveries to and from the site.

Mitigation measures

6.21 Based on the results and conclusion of a noise impact assessment, mitigation measures may be recommended to either protect sensitive premises or to reduce noise arising from noise generative premises. There are a range of noise mitigation measures which can be used. The examples given below are not an exhaustive list.

- **Building orientation and layout:** The design of buildings should be that noise sensitive rooms such as bedrooms, be orientated away from noise sources such as local roads and commercial developments. In addition, potentially noise generative sites should ensure that plant and equipment and other noisy activities (such as delivery routes) are located as far as possible from noise sensitive properties.
- **Screening:** There is a range of specialist acoustic screening, which can be used to reduce noise from a range of noise sources, but this can also include non-specialist equipment such as suitable close-boarded fencing to protect gardens and habitable rooms.
- **Windows and doors:** The selection of the correct windows and doors can have a significant effect on reducing noise levels within rooms. Therefore, suitable acoustic or double glazing should be included as part of any mitigation.

- **Acoustic ventilation:** There are situations where noise sensitive premises are in noisy environments such as town centres. In these situations, there can be dramatic change in the noise experienced when a window is opened for ventilation purposes. Therefore, suitable acoustic ventilation should be considered to help residents maintain a reasonable level of noise.
- **Permanent plant and equipment:** The location and suitable screening of plant or equipment is critical to reducing noise levels and should be addressed during the design phase to ensure that the noise levels are minimised.

6.22 Wherever possible, mitigation measures should be embedded into the scheme design and included in the submitted proposals rather than being secured later as a condition of permission. Acoustic mitigation measures may well be large, noisy or visually intrusive and would need to be properly assessed as part of the proposal.

Noise during the construction phase

6.23 Noise from construction or demolition work can be intrusive and disruptive to local business and noise sensitive land uses. For this reason, construction/demolition activity should be restricted to daytime periods and have clearly defined start and finish times. It is usually recommended that all noisy works (audible beyond the site boundary) are restricted to the following:

- **08.00 to 18.00 Monday - Friday**
- **09.00 to 14.00 on Saturday**
- **No work to be undertaken on Sunday or Bank Holidays**

6.24 By using set working hours for noise generating activity on site, as well as deliveries, respite is provided for local residents, businesses and workers close to the development. The council is aware that noise and disruption to local residents is inevitable due to the very nature of the work and hence communication with local residents is critical to overcoming any issues and will allow the development to progress.

6.25 For larger developments or those likely to be taking place over a longer period of time, it may be worth considering joining the national Considerate Contractors Scheme[43]. These types of schemes suggest guidelines, which minimise disruption to local residents/businesses and provide a code of conduct for employees on site so that their work does not unduly upset local residents/businesses. These types of schemes include noise and usually other elements that may cause disruption such as dust, deliveries, working hours, behaviour on site, delivery routes and non-construction noise such as radios.

43 https://www.ccscheme.org.uk/

7 Light

7.1 Artificial light provides valuable benefits to society, including through extending opportunities for sport and recreation and can be essential to new development. However, artificial light is not always required and has the potential to become what is termed 'light pollution' or 'obtrusive light', especially when it is not in a suitable location and affects surrounding residents and causes annoyance to people. For maximum benefit, the best use of artificial light is about getting the right light, in the right place and providing light at the right time.

What is light pollution?

7.2 Light pollution is described as unwanted light from any artificial source and can occur as:

- Sky Glow: the orange glow visible around urban areas resulting from the scattering of artificial light by dust particles and water droplets in the sky.
- Glare: the uncomfortable brightness of a light source when viewed against a dark sky.
- Light trespass: light spillage beyond the boundary of the property on which a light is located.

Light and planning

7.3 Artificial light alone is not classed as development, but the structures and installation may be classed as such and require planning permission. Planning permission is normally required for the following types of installations:

- Lights mounted on poles or other similar structures.
- External lighting proposed as part of an industrial or commercial scheme.
- New lighting structures or works, which are integral to other development requiring planning permission.
- Illuminated advertisements, although there are some exceptions such as those indicating medical services and some commercial advertisements on the frontage of business premises.
- Large scale installations such as that required for sports facilities.

7.4 Developers are responsible for ascertaining whether planning permission is required for a lighting scheme. Further advice may be available through the council's Permitted Development Enquiries Service[44]. Developers are required to submit, as part of a planning application, details of lighting schemes, which should include light scatter/contour diagrams. The aim will be to minimise light pollution encroaching on to neighbouring properties caused by light spillage.

Sources of light pollution

7.5 Light pollution can arise from many different sources:

44 https://www.cheshireeast.gov.uk/planning/view_a_planning_application/do_i_need_planning_permission/permitted_development_enquiry/permitted_development_enquiry.aspx

- All night (and sometimes daytime) floodlighting of buildings; illuminated shop windows and advertising signs which remain switched on overnight.
- Domestic security lighting which is inappropriately positioned and intrudes on neighbouring properties.
- Temporary lighting associated with construction and engineering projects.
- Flood lighting of sports facilities, such as golf driving ranges, football pitches etc.

Lighting assessments

7.6 A lighting assessment will be required if there is the potential for any proposed lighting to have an impact on the surrounding area. The assessment must provide full details of the lighting scheme, together with the appropriate light scatter/contour diagrams to demonstrate that the scheme will not adversely affect the amenity of the surrounding area.

7.7 Any proposal for artificial lighting should be accompanied by that information normally required for any other planning proposal and additionally the information set out below:

- A statement setting out why a lighting scheme is required, the proposed users and the frequency and length of use in terms of hours of illumination.
- A site survey showing the area to be lit relative to the surrounding area, the existing landscape features together with proposed landscaping features to mitigate the impacts of the proposed lighting.
- A technical report prepared by a suitably experienced and qualified Lighting Engineer setting out the type of lights, performance, height and spacing of lighting columns. The light levels to be achieved over the intended area, the site boundaries and the range/intensity of lighting beyond the site boundary.

Mitigation measures

7.8 Effective lighting should be well directed and almost invisible from a distance. The lighting scheme should not exceed the minimum required for the use, according to the following standards and guidance:

- BS EN 12464-2:2014 Light and lighting. Lighting of workplaces - Outdoor work places
- BS 5489-1:2020 Design of road lighting - Lighting of roads and public amenity areas
- BS EN 13201-1-5:2014/2015 Road lighting
- SSL Lighting Guides

7.9 The design of any scheme should include the following:

7.10 **Proper design and planning:** Lighting shall only be used where and when necessary; using appropriate strength of light; and by adjusting light fittings to direct the light to where it is required. Luminance should be appropriate to the surroundings and character of the area as a whole. ‘Over lighting’ should be avoided and shields, reflectors or baffles used to prevent overspill of light to sensitive areas.

7.11 **Direction of light:** Light should be directed downwards wherever possible to illuminate its target and not upwards. Consideration should be given to providing lighting that does not glare on approach and which places light onto the ground and not into the sky where it is wasted.

7.12 **Sensor switches:** All security lighting schemes should use one of the following options:

- The use of Passive Infrared (PIR) sensors; or
- All-night lighting at a level of low brightness.

7.13 If correctly aligned and installed, a PIR sensor that switches on lighting when an intruder is detected, often acts as a greater deterrent than permanently floodlit areas, which allow the potential intruder to look for weaknesses in security.

7.14 Where appropriate, lighting schemes could include 'dimming' to lower the level of lighting (e.g., during periods of reduced use of an area, when higher lighting levels are not needed). The incorporation of dimming can still offer the proven benefits of an external lighting installation i.e., maintaining a feeling of safety and acting as a deterrent against criminal behaviour, while limiting adverse impacts.

Planning conditions

7.15 Where an assessment has been reviewed and approved, conditions may be attached to any planning permission to control the lighting scheme. These may include the following, which is not an exhaustive list:

- Limiting the time the lighting is used, or the use of dimming at certain times.
- Specifying lamps, luminaires and columns.
- The design, height, position and angle of the lighting.
- The use of planting and bunding to contain lighting effects.

7.16 These conditions will be applied as necessary by the council to help reduce obtrusive light from glare and spillage to protect residential amenity.

Light during the construction phase

7.17 Light from construction or demolition work can be extremely intrusive to neighbouring properties. As part of the Construction Management Plan details of the lighting scheme for the site should be submitted, in order to demonstrate that the proposed scheme is appropriate in terms of its purpose and setting.

8 Odour

8.1 The planning system should ensure that all new developments are appropriate for the location and whilst ideally odour generating and odour sensitive uses should be separated, this is not always possible. In the situations when it is not possible to separate the different types of premises it may be necessary to employ odour abatement and mitigation measures.

8.2 New proposals for odour generating developments will require an odour impact risk assessment to be submitted with the planning application, either as a stand-alone assessment or as part of an Environmental Impact Assessment for the development.

8.3 Typical examples of potentially odorous activities are:

- hot food premises
- food production and manufacturing sector
- landfill, waste disposal and recycling sites
- intensive livestock and animal rearing / farming
- sewage / wastewater and sludge treatment works
- processing / rendering of animals / animal by-products
- solid waste management, handling and treatment plants (for example compost windrows turning)
- biofuels and anaerobic digestion facilities
- pet food processing
- foundry emissions

8.4 The agent of change principle was included in the NPPF in 2018 and now places a duty on any potentially odour sensitive development proposed near to existing businesses or community facilities to incorporate suitable mitigation to prevent the odour, from such premises, causing disamenity to future occupants. Therefore, as part of any relevant planning application submitted this must be taken into account and where necessary, an odour impact assessment must have been undertaken, which demonstrates that the development can be made acceptable through mitigation measures, and all proposed mitigation measures are incorporated into the proposed development. The odour impact assessment should also take account of new developments under construction or with planning permission.

Requirements for hot food premises

8.5 A scheme detailing the kitchen extraction system must be submitted with the planning application. This must also detail the type and location of any relevant filters, location of external duct work including the discharge point/termination height and any cowl etc. together with any mitigation required. Mitigation measures may include, but not restricted to, filtration, odour abatement and regular maintenance of the system to control the discharge of odours and fumes arising from food handling, preparation and cooking. The odour impact assessment for hot food premises should also consider arrangements for waste disposal.

Odour impact assessments

8.6 An assessment of the impact of an odour source, process, activity or use on surrounding users of the land should usually seek to identify and contain the following key elements:

- A description of existing baseline odour conditions (including complaints history) where relevant.
- A description of the location of receptors (either existing or proposed) and their relative sensitivities to odour effects.
- Details of potential odour sources
- A description of control/mitigation and design measures
- Where odour modelling has been used the report should contain full details of the input data and modelling options used to allow a third party to reproduce the results.

8.7 The odour impact assessment should also take account of planned investment at facilities, such as investment at a wastewater treatment works, which is required in connection with a wastewater undertaker's business plan approved by its regulators. The scope and approach to the odour impact assessment should be agreed with the council and in liaison with the relevant operator of the facility in question. Detailed advice on odour impact assessments is available in the Assessment of Odour for Planning (2018, Institute of Air Quality Management)[45].

45 http://iaqm.co.uk/text/guidance/odour-guidance-2014.pdf

9 Glossary

Air Quality Assessment Level (AQAL)	When carrying out an air quality assessment, an AQAL may be an air quality objective (set out in the Air Quality Standards (England) Regulations 2007), EU limit or target value, or an Environment Agency 'Environment Assessment Level'.
Air Quality Management Area (AQMA)	If any areas are either exceeding or likely to exceed any of the air quality objectives (set out in the Air Quality Standards (England) Regulations 2007). an AQMA must be declared, and an action plan drawn up, setting out how the local authority proposes to improve the air quality within that area.
Air Quality Strategy (AQS)	The UK AQS sets out how the government aims to deal with local air quality and the impact of this on health and wellbeing.
Combined Heat and Power (CHP)	Combined Heat and Power (CHP) is the co-production of electricity and heat for a building (or an industrial process). CHP is generally a more energy efficient technology than the on-site boilers and electricity from the National Grid that is used to heat and power most buildings. This is due to the low efficiency of large-scale electricity generation and supply.
Environmental Impact Assessment (EIA)	An EIA is a procedure which serves to provide information about the likely effects of a proposed project on the environment, so as to inform the decision-making process as to whether the development should be allowed to proceed, and if so, on what terms. It is required under the Town and Country Planning (Environmental Impact Assessment) Regulations for certain planning applications.
Local Air Quality Management (LAQM)	LAQM is a process requiring all local authorities to regularly review and assess air quality within their area against the air quality objectives set out the Air Quality Standards (England) Regulations 2007.
Local Air Quality Management: Technical Guidance (TG22)	TG22 is designed to support local authorities in carrying out their duties in relation to Local Air Quality Management (LAQM)
Local Plan Strategy (LPS)	The LPS is part of the development plan and sets out the vision and overall planning strategy for the borough over the period to 2030. It includes strategic planning policies and allocates strategic sites for development.
Lowest Observed Adverse Effect Level (LOAEL)	The level of noise exposure above which adverse effects on health and quality of life can be detected.

National Planning Policy Framework (NPPF)	The NPPF for sets out the government's planning policies for England and how these should be applied.
Noise Impact Assessment (NIA)	An assessment of noise issues using measurements of existing noise and prediction, calculation and modelling of proposed noise sources; and consideration of the impact on noise-sensitive sites.
No Observed Adverse Effect Level (NOAEL)	The level of noise exposure at which noise can be heard but does not cause any change on behaviour, attitude or other physiological response.
No Observed Effect Level (NOEL)	The level of noise exposure at which noise can be heard but does not cause any change on behaviour, attitude or other physiological response.
Passive Infrared (PIR) sensor	A PIR sensor switches lighting on when a person is detected.
Significant Observed Adverse Effect Level (SOAEL)	The level of noise exposure above which significant adverse effects on health and quality of life occur.
Site Allocations and Development Policies Document (SADPD)	The SADPD is part of the development plan. It supports the policies and proposals of the LPS by providing additional policy detail through non-strategic and detailed planning policies and site allocations.
Strategic Environmental Assessment (SEA)	SEA is a requirement of European Directive 2001/42/EC for plans and programmes that have significant environmental effects. The objective is to provide for a high level of protection of the environment with a view to promoting the achievement of sustainable development.
Supplementary Planning Document (SPD)	SPDs add further detail to the policies in the development plan and are used to provide guidance for development on specific sites, or on particular issues. SPDs may be a material planning consideration in planning decisions but are not part of the development plan.

APPENDIX B

Cheshire East Local Plan

Environmental Protection Supplementary Planning Document

Report of Consultation on Final Draft SPD

February 2024

Contents

1. Introduction 3
2. Consultation documents 3
3. Document availability 4
4. Publicity and engagement 4
5. Submitting comments 5
6. Representations received 5

Appendix 1: Example letters and emails 19
Appendix 2: Example website screen shots 21
Appendix 3: Press release 22
Appendix 4: Consultation portal screenshot 25
Appendix 5: Consultation response form 27

1. Introduction

1.1 Supplementary Planning Documents (SPDs) add further detail to the policies in the development plan and are used to provide guidance for development on specific sites, or on particular issues. SPDs may be a material planning consideration in planning decisions but are not part of the development plan.

1.2 The draft Environmental Protection SPD adds detail to existing development plan policies from the Cheshire East Local Plan Strategy (LPS) (adopted July 2017), Site Allocations and Development Policies Document (SADPD) (adopted December 2022) and 'saved' policies from the Cheshire Minerals Local Plan and the Cheshire Waste Local Plan.

1.3 The SPD provides guidance on the council's approach to Environmental Protection issues when considering planning applications. The SPD is limited to matters that fall within the remit of the council's Environmental Protection Team. The specific areas covered in the SPD are:

- Air quality (including dust pollution)
- Contaminated land
- Noise
- Light pollution
- Odour pollution

1.4 The first draft Environmental Protection SPD was published for six weeks consultation between 18th October and 29th November 2021. All representations received were considered when preparing the final draft Environmental Protection SPD. A report of consultation on the first draft document was also produced, which detailed all the main issues raised and a council response to those issues.

1.5 The final draft Environmental Protection SPD was published for four weeks consultation between 17th November and 15th December 2023. This report of consultation provides further information on this final draft consultation.

2. Consultation documents

2.1 In addition to the Final Draft Environmental Protection SPD, a Strategic Environmental Assessment, Habitats Regulations Assessment screening assessment and an Equalities Impact Assessment were published alongside the consultation document for comment.

2.2 In addition, a statutory notice and comments form were published to support the consultation.

2.3 The consultation documents remain available to view on the council's consultation portal[1].

3. Document availability

3.1 Electronic copies of the consultation documents were made available online on the council's consultation portal, which could be accessed through the council's website.

3.2 Printed copies of documents were also available at the following locations during opening hours:

- Crewe Customer Service Centre, Delamere House, Crewe
- Macclesfield Customer Service Centre, Macclesfield Town Hall
- Council Offices, Westfields, Sandbach.

4. Publicity and engagement

Consultation notifications

4.1 Notification of the consultation was sent to all active stakeholders on the council's Local Plan consultation database who had not opted out of receiving notifications of new consultations, via printed letters and emails. This consisted of around 200 printed letters and over 2,000 emails sent on 17th November 2023. The stakeholders on the database include residents of Cheshire East, landowners, developers, planning consultants, businesses, local groups, and other organisations including the statutory consultees.

4.2 Notifications were also sent to all town and parish councils in Cheshire East, elected members and MPs.

4.3 Examples of notification letters and emails are included in Appendix 1.

Other publicity

4.4 A number of pages on the council's website provided information and links to the consultation. These pages included:

- The council's homepage (in the 'latest news' section): www.cheshireeast.gov.uk.
- The consultations page www.cheshireeast.gov.uk/consultations

[1] https://cheshireeast-consult.objective.co.uk/kse/event/37763

- The Supplementary Planning Documents page www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/supplementary_plan_documents

4.5 An example screenshot of webpages is included in Appendix 2.

4.6 A media release was issued on 10th November 2023, which informed people about the consultation. A copy of the media release is included in Appendix 3.

5. Submitting comments

5.1 Comments could be submitted in several ways:

- Online: using the consultation portal accessed from the council's website.
- By email to localplan@cheshireeast.gov.uk
- By post to Strategic Planning (Westfields) C/O Municipal Buildings, Earle Street, Crewe CW1 2LL.

5.2 Screenshots of the consultation portal are included in Appendix 4.

5.3 Printed copies of consultation response forms were available for people to take away from the locations listed in paragraph 3.2 above. The form could also be downloaded from the consultation portal for completion offline. A copy of the response form is included in Appendix 5.

5.4 Information on how to submit comments was included on the consultation portal and the printed/downloadable response form.

6. Representations received

6.1 In total, 34 comments were received from 11 parties.

6.2 The comments received covered a range of topics and issues. A summary of the main issues raised and the council's response (including any changes proposed to the SPD) is set out in the Table below.

6.3 A summary of the representations received at the previous first draft stage and the council's response (including changes made to the SPD) is set included at Appendix 6 for completeness.

Final draft SPD section	Summary of the main issues raised	Representors	Council response including any changes proposed to the final draft
General comment	The document should address climate change and reducing emissions, as well as climate resilience.	Sarah Coppack	The SPD seeks to provide further guidance on the implementation of policies in the development plan. Its scope is limited to matters within the remit of the council's Environmental Protection Team and is aimed at preventing or reducing the impact of developments and protecting public health, wellbeing and amenity. Other policies in the development plan related to climate change and emissions will still apply, including Policy SE 8 'Renewable and low carbon energy', Policy SE 9 'Energy efficient development' and Policy ENV 7 'Climate change'. Additional text has been added to paragraph 1.4 of the SPD to confirm its scope.
General comment	Silty run-off during construction can be a significant issue if the run-off is coming from a contaminated site. With regard to risk from contamination sources, the preparation of a CEMP can be an effective management tool to mitigate any potential environmental impact of development during construction, and once operational (e.g. a CEMP can demonstrate how a contamination pathway will be managed during construction and sealed to prevent long term	Canal & River Trust	Noted. Applications are looked at on a site by site basis and depending on the location, due consideration of silty run-off would be addressed in a site specific remedial strategy and/or a CEMP as necessary.

Final draft SPD section	Summary of the main issues raised	Representors	Council response including any changes proposed to the final draft
	contamination). The SPD should refer to the submission of a Construction Environment Management Plan being appropriate where relevant in the interests of environmental protection.		
General comment	To achieve net zero by 2050 action is needed to support a modal shift away from car travel. Development should offer a genuine choice of transport modes and opportunities to promote walking, cycling and public transport should be taken up.	National Highways Sarah Coppack	The SPD seeks to provide further guidance on the implementation of policies in the development plan. Its scope is limited to matters within the remit of the council's Environmental Protection Team and is aimed at preventing or reducing the impact of developments and protecting public health, wellbeing and amenity. Other policies in the development plan related to transport will still apply, including Policy CO 1 'Sustainable travel and transport' and Policy CO 4 'Travel plans and transport assessments'. Additional text has been added to paragraph 1.4 of the SPD to confirm its scope.
General comment	Low carbon material and products, innovative design solutions and construction methods should be used to minimise resource consumption. The document should include	National Highways Sarah Coppack	The SPD seeks to provide further guidance on the implementation of policies in the development plan. Its scope is limited to matters within the remit of the council's Environmental

Final draft SPD section	Summary of the main issues raised	Representors	Council response including any changes proposed to the final draft
	technical advice on making sure development is carbon neutral or carbon positive.		Protection Team and is aimed at preventing or reducing the impact of developments and protecting public health, wellbeing and amenity. Other policies in the development plan related to transport will still apply, Policy SE 1 'Design', Policy GEN 1 'Design principles' and Policy ENV 7 'Climate change'. Additional text has been added to paragraph 1.4 of the SPD to confirm its scope.
General comment	The number of trees to be felled should be kept to a minimum.	Sarah Coppack	The SPD seeks to provide further guidance on the implementation of policies in the development plan. Its scope is limited to matters within the remit of the council's Environmental Protection Team and is aimed at preventing or reducing the impact of developments and protecting public health, wellbeing and amenity. Other policies in the development plan related to trees will still apply, including Policy SE 5 'Trees, hedgerows and woodland' and Policy ENV 6 'Trees, hedgerows and woodland implementation'. Additional text has been added to

Final draft SPD section	Summary of the main issues raised	Representors	Council response including any changes proposed to the final draft
			paragraph 1.4 of the SPD to confirm its scope.
Chapter 1: Introduction (paragraph 1.9)	The Strategic Environmental Assessment screening assessment sounds like a get out clause for not doing an environmental assessment. This should be mandatory as the majority of full planning applications have an environmental impact.	Hatherton and Walgherton Parish Council	The SPD seeks to provide further guidance on the implementation of policies in the development plan, which have already been the subject of Strategic Environmental Assessment. The screening assessment confirms that no further such assessment of the guidance in the SPD is required. As detailed in Chapter 3 of the SPD, the requirement for a planning application to include an Environmental Impact Assessment is set out in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
Chapter 2: Planning policy framework (paragraph 2.3)	Alongside the general term 'pollution', the document should specifically have reference to minimising carbon emissions.	Sarah Coppack	The NPPF does also seek to mitigate and adapt to climate change, including moving to a low carbon economy. The scope of the SPD is limited to matters within the remit of the council's Environmental Protection Team but policies in the development plan related to minimising carbon emissions will still apply, including Policy SD 1 'Sustainable development in Cheshire East', Policy SE 1 'Design', Policy SE 8

Final draft SPD section	Summary of the main issues raised	Representors	Council response including any changes proposed to the final draft
			'Renewable and low carbon energy', Policy SE 9 'Energy efficient development', Policy CO 1 'Sustainable travel and transport', and Policy ENV 7 'Climate change'.
Chapter 2: Planning policy framework (paragraph 2.16)	Carbon emissions should be included in the forms of pollution referenced here	Sarah Coppack	The LPS vision and strategic priority 3 do reference the mitigation of climate change and reduction of emissions. The scope of the SPD is limited to matters within the remit of the council's Environmental Protection Team but policies in the development plan related to minimising carbon emissions will still apply, including Policy SD 1 'Sustainable development in Cheshire East', Policy SE 1 'Design', Policy SE 8 'Renewable and low carbon energy', Policy SE 9 'Energy efficient development', Policy CO 1 'Sustainable travel and transport', and Policy ENV 7 'Climate change'.
Chapter 2: Planning policy framework (paragraph 2.17)	Carbon emissions should be included in the list of things that developers are expected to minimise and mitigate the effects of	Sarah Coppack	LPS Policy SE 12 relates to pollution, land contamination and land instability, but other policies in the development plan related to minimising carbon emissions will still apply, including Policy SD 1 'Sustainable development

Final draft SPD section	Summary of the main issues raised	Representors	Council response including any changes proposed to the final draft
			in Cheshire East', Policy SE 1 'Design', Policy SE 8 'Renewable and low carbon energy', Policy SE 9 'Energy efficient development', Policy CO 1 'Sustainable travel and transport', and Policy ENV 7 'Climate change'.
Chapter 2: Planning policy framework (paragraph 2.18)	This section should mention climate change and carbon emissions.	Sarah Coppack	The scope of the SPD is limited to matters within the remit of the council's Environmental Protection Team but policies in the development plan related to climate change and minimising carbon emissions will still apply, including Policy SD 1 'Sustainable development in Cheshire East', Policy SE 1 'Design', Policy SE 8 'Renewable and low carbon energy', Policy SE 9 'Energy efficient development', Policy CO 1 'Sustainable travel and transport', and Policy ENV 7 'Climate change'.
Chapter 2: Planning policy framework (paragraph 2.23)	There are now 38 completed neighbourhood plans (not 37).	Hatherton and Walgherton Parish Council	The SPD has been updated accordingly.
Chapter 3: Making an	Pre-application advice is not currently available.	Hatherton and Walgherton Parish Council	The pre-application service has continued for major applications but normal pre-application services have remained suspended to enable a focus

Final draft SPD section	Summary of the main issues raised	Representors	Council response including any changes proposed to the final draft
application (paragraph 3.2)		Crewe Town Council	on the delivery of the core statutory requirements of the planning service. As detailed in the Mid-year performance review considered at the Environment and Communities Committee 09/11/23, it is proposed to re-introduce a pre-application service for non major applications in 2024.
Chapter 4: Air quality	Development in and around any of the AQMAs should not have an adverse impact upon the air quality within these areas.	Poynton Town Council	The development plan already includes policies to restrict developments that would cause harm to air quality, including Policy SE 12 'Pollution, land contamination and land instability' and Policy ENV 12 'Air quality'. The SPD adds further guidance to the requirements of these policies and confirms (at paragraph 4.4) that "the council must make sure that development in and around any of the AQMAs will not have an adverse impact upon the air quality within those areas".
Chapter 4: Air quality (paragraph 4.1)	The SPD should say that the UK legal limits for dust - in particular the limits on $PM_{2.5}$, the part that causes lung cancer, must be met by all developments, residential or industrial.	Dr Ken Morris	The air quality objectives from the Air Quality Standards Regulations 2010 are set out in Table 4.1, which includes the objective level for particulate matter ($PM_{2.5}$). In any areas that are close to

Final draft SPD section	Summary of the main issues raised	Representors	Council response including any changes proposed to the final draft
			the air quality objective, an air quality assessment will be required as set out in the SPD paragraph 4.7. A dust impact assessment will also be required where relevant, as specified in paragraph 4.9.
Chapter 4: Air quality (paragraph 4.20)	Consideration should also be given to how any silty run-off from dust dampening would be contained to prevent run-off to watercourses.	Canal & River Trust	Noted. This would be considered on a site-by-site basis and monitored during the construction of the development.
Chapter 4: Air quality (paragraph 4.23)	Air quality assessments should be mandatory for all large biomass heating system installations.	Hatherton and Walgherton Parish Council	As set out in the SPD (paragraph 4.23), where a proposed development any large biomass heating system, the council may (where appropriate) require an air quality assessment to determine the impact on air quality when compared to similar gas fired systems.
Chapter 5: Contaminated land (paragraph 5.14)	The 'Canal and River Trust should be amended to 'Canal & River Trust' using the ampersand symbol.	Canal & River Trust	The SPD has been updated accordingly.
Chapter 6: Noise	Many developers choose sites adjacent to the motorway network for the construction of new housing. This has the detrimental effect of potentially increasing the number of vehicles on the strategic road network but also exposes new	National Highways	Noted. The SPD provides guidance on matters within the remit of the council's Environmental Protection Team. It does not allocate sites for development, nor direct development to any particular

Final draft SPD section	Summary of the main issues raised	Representors	Council response including any changes proposed to the final draft
	residents to high levels of traffic noise. It is not for National Highways to mitigate this impact post-construction and National Highways will not maintain developer-installed noise fencing.		location. The development plan includes Policy ENV 15 'New development and existing uses' which reflects the 'agent of change' principle and places the responsibility for mitigating the impact of noise or other nuisance firmly on the proposed new development (rather than existing development or uses) to ensure that users or residents are protected from the noise or nuisance.
Chapter 6: Noise (paragraph 6.1)	Why is the definition of noise restricted only to sound. There are other types of noise that are harmful such as radio noise, which is harmful to the Jodrell Bank Radio Telescopes.	Dr Ken Morris	The SPD seeks to provide further guidance on the implementation of policies in the development plan. Its scope is limited to matters within the remit of the council's Environmental Protection Team and is aimed at preventing or reducing the impact of developments and protecting public health, wellbeing and amenity. Other policies in the development plan seek to prevent harm to the Jodrell Bank telescopes, including Policy SE 14 'Jodrell Bank' and HER 9 'Jodrell Bank World Heritage Site'. The council is also preparing a separate Jodrell Bank Observatory Supplementary Planning Document to provide further guidance

Final draft SPD section	Summary of the main issues raised	Representors	Council response including any changes proposed to the final draft
			on considering the impacts of development on Jodrell Bank.
Chapter 7: Light	There is a requirement for careful consideration of aviation safety and aerodrome safeguarding procedures when planning for lighting proposals and this should be recognised in the SPD.	Manchester Airports Group	The scope of the SPD is limited to matters within the remit of the council's Environmental Protection Team, which does not include technical matters related to aircraft safety. Other policies in the development plan will still apply, including Policy GEN5 'Aerodrome safeguarding' and Manchester Airport remains a statutory consultee for certain types of planning applications for developments that require safeguarding to protect the safety of the airport's operation.
Chapter 7: Light	There should be greater emphasis on maintaining dark skies, a strong presumption against allowing upwardly directed lighting, greater emphasis on energy saving and prevention of harm to wildlife caused by unnecessary/inappropriate lighting schemes.	CPRE Cheshire	The scope of the SPD is limited to matters within the remit of the council's Environmental Protection Team, which does not include nature conservation or dark landscapes. There are other policies in the development plan to address these issues, including SADPD Policy ENV 14 'Light pollution'.
Chapter 7: Light	Much of the worst light pollution occurs in open countryside where the impacts are on the tranquillity of the night time scene and the effect of light on the night sky. The test is therefore	CPRE Cheshire	The SPD seeks to provide further guidance on the implementation of policies in the development plan. Its scope is limited to matters within the

Final draft SPD section	Summary of the main issues raised	Representors	Council response including any changes proposed to the final draft
	wide ranging and objective and not simply a subjective assessment of neighbouring amenity. This point should be made in paragraph 7.1 and at suitable points in the remainder of the chapter.		remit of the council's Environmental Protection Team and is aimed at protecting public health, wellbeing and amenity. There are other policies in the development plan to address these issues, including SADPD Policy ENV 14 'Light pollution'.
Chapter 7: Light	No light from a development should be aimed directly at the strategic road network.	National Highways	The SPD seeks to provide further guidance on the implementation of policies in the development plan. Its scope is limited to matters within the remit of the council's Environmental Protection Team. The section on light specifically looks at light pollution but there are other policies in the development plan to address this issue such as Policy ENV 14 'Light pollution' and Policy INF 3 'Highway safety and access'.
Chapter 7: Light (paragraph 7.1)	This paragraph promotes artificial light but it should be positively discouraged. 70% of flying inset biodiversity has been lost in a generation largely due to the increase in unnecessary light pollution around dwellings and businesses. Applications for leisure activities in open countryside must be refused in they need external lighting.	Hatherton and Walgherton Parish Council	The scope of the SPD is limited to matters within the remit of the council's Environmental Protection Team, which does not include nature conservation. The SPD provides guidance on policies in the development plan but does not introduce new policy. Policy RUR 6 'Outdoor sport, leisure and recreation

Final draft SPD section	Summary of the main issues raised	Representors	Council response including any changes proposed to the final draft
			outside of settlement boundaries' confirms that for these types of developments in the open countryside, artificial lighting will be permitted in line with Policy ENV 14 'Light pollution' only where it is visually acceptable and strictly necessary.
Chapter 7: Light (paragraph 7.3)	The document should make it clear that planning permission will normally be required for any engineering operations involved in the installation of ground-based lighting. It is concerning that the document states that it is up to the developer to decide whether planning permission is likely to be required. It should set out when permission will be required and explicitly state that upwardly-directed lighting is unnecessary in almost all circumstances and will not be considered acceptable.	CPRE Cheshire	Paragraph 7.3 does set out a list of types of lighting development that normally require planning permission. Permitted development rights (i.e. rights which allow development without the need for planning permission) are set nationally and are complex. Whether a particular development falls within the permitted development rights depends on a large array of differing factors and it is beyond the scope of a SPD to specify with precision, development that would or would not fall within these permitted development rights. Paragraph 7.4 confirms that developers are responsible for ascertaining whether planning permission is required for a lighting scheme – it does not state that the developer can decide whether permission is required. This is no

Final draft SPD section	Summary of the main issues raised	Representors	Council response including any changes proposed to the final draft
			different to any form of development and the SPD confirms that advice can be obtained from the council's Permitted Development Enquiries Service (although this is currently suspended). Paragraph 7.11 of the SPD advises that light should be directed downwards wherever possible to illuminate its target and not upwards.
Chapter 8: Odour (paragraph 8.4)	The guidance should also acknowledge that the odour impact assessment may conclude that the principle of development is not acceptable as the mitigating measures may not be sufficient to overcome any amenity concerns. Odour impact assessments should take account of planned investment at facilities. For example, investment at a wastewater treatment works, which is required in connection with a wastewater undertaker's business plan that is approved by its regulators. Under the heading of 'Odour Impact Assessments', it is clarified that the scope and approach to odour impact assessments should be agreed with the local planning authority and the relevant operator of the facility in question.	United Utilities Water Ltd	The SPD has been updated accordingly with additional text at paragraphs 8.4 and 8.7.

Appendix 1: Example letters and emails

From: consult@objective.co.uk
To: LOCAL PLAN
Subject: Consultation on Final Draft Environmental Protection SPD
Date: 17 November 2023 12:34:20

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear SP Team Testing,

Cheshire East Council has launched a new consultation regarding: Final Draft Environmental Protection SPD. The consultation will be open between 17/11/23 12:00 PM and 15/12/23 12:00 AM. Once adopted, this Supplementary Planning Document will provide further guidance on Local Plan policies to be considered when making decisions on planning applications.

For information and to submit a response, please follow the link to the consultation: https://cheshireeast-consult.objective.co.uk/kse/event/37763

If the link appears to be broken, please try copying the entire link into the address bar of your web browser. For further assistance or advice, please contact the Strategic Planning Team at planningpolicy@cheshireeast.gov.uk.

You have received this email as your details are registered with the council's Planning Policy Consultation Portal. If you do not wish to receive future notification emails you can update your email preferences online or unsubscribe to all messages by sending an email to planningpolicy@cheshireeast.gov.uk.

Cheshire East Council

Working for a brighter future together

This email has been automatically generated by the Keystone software. The information contained in this e-mail or in any attachments is confidential and is intended solely for the named addressee only. Access to this e-mail by anyone else is unauthorised. If you are not the intended recipient, please notify the administrator and do not read, use or disseminate the information. Opinions expressed in this e-mail are those of the sender and not necessarily the company. Although an active anti-virus policy is operated, the company accepts no liability for any damage caused by any virus transmitted by this e-mail, including any attachments.

Email sent to consultees on database

Cheshire East Council

Working for a brighter future together

Strategic Planning
Westfields, Middlewich Road
Sandbach
CW11 1HZ

Tel: 01270 685893 (please leave a message)
Email: planningpolicy@cheshireeast.gov.uk

«Name»

«Address_1» «Address_2»

«Address_3» «Postcode»

DATE: 17/11/2023 OUR REF: Final Draft EP SPD

Dear «Name»,

Cheshire East planning policy document consultation

You have received this letter as you have previously responded to a local plan consultation or you have asked to be kept informed of future locall plan consultations. The council has published a planning policy document for consultation:

Final Draft Environmental Protection Supplementary Planning Document (EP SPD)

The final draft EP SPD has been published for consultation and provides further guidance on a range of environmental issues that must be addressed in the planning process, including air quality, noise pollution, odour and contamination.

This is the final stage of consultation on the SPD which, once adopted, will be a material consideration in decision-taking.

The consultation will run from **12pm on Friday the 17 of November 2023 to midnight on Friday the 15 of December 2023**. Further information is available on the council's EP SPD consultation webpage below:

https://cheshireeast-consult.objective.co.uk/kse/folder/29414

Please do not hesitate to contact the Strategic Planning Team using the details at the top of this letter should you require further information on this consultation.

Yours sincerley,

Tom Evans
Neighbourhood Planning Manager

All other enquiries **0300 123 5500** www.cheshireeast.gov.uk

Letter sent to consultees on database

Appendix 2: Example website screen shot

Cheshire East Council

Listen

Enter Keywords

Home / Planning / Spatial planning / Cheshire East Local Plan / Supplementary Planning Documents

Supplementary planning documents

Supplementary planning documents add further detail to policies in the development plan and provide further guidance on specific topics or locations.

Draft supplementary planning documents

Final Draft BNG SPD Consultation

The final draft consultation began at **12pm of Tuesday the 31 of October 2023**, and will close at **midnight of Friday the 1 of December 2023**.

You can view the document and the representations made, as well as make your own comments on our consultation portal.

Final Draft DC SPD Consultation

The final draft consultation began at **12pm of Friday the 17 of November 2023, and will close at midnight of Friday the 15 of December 2023**.

You can view the document and the representations made, as well as make your own comments on our consultation portal.

Final Draft EP SPD Consultation

The final draft consultation began at **12pm of Friday the 17 of November 2023, and will close at midnight of Friday the 15 of December 2023**.

You can view the document and the representations made, as well as make your own comments on our consultation portal.

Other Draft SPDs

SPDs being prepared on a number of topics including:

- Jodrell Bank Observatory; and
- Sustainable Drainage Systems.

Comments on previous consultations are currently being considered and the next steps for each SPD will be published here when available.

Screenshot: SPDs webpage www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/supplementary_plan_documents

Appendix 3: Press release

Listen and translate

Enter Keywords

Home / Council and Democracy / Council Information / Media Hub / Media releases / 10/11/2023 - Cheshire East set to consult on key planning documents

Cheshire East set to consult on key planning documents

10 November 2023

Cheshire East Council wants your views on proposals to help secure environmental protections and financial contributions from developers for community facilities.

The authority is also to prepare an 'issues paper' to provide an initial opportunity for public engagement to help shape the direction of the council's new Local Plan. The Local Plan is the council's proposed 15-year strategic blueprint for the borough.

A developer contributions supplementary planning document (SPD), which sets out how the council will secure funding to provide the range of infrastructure and facilities needed to service new development, has been approved for further public consultation before formal adoption.

The decision by the council's environment and communities committee follows feedback from initial public consultation last autumn, which was used to re-draft the document.

The draft SPD aims to give developers more clarity on how their proposals can meet the policy requirements of Cheshire East's Local Plan via so-called section 106 agreements, which are often financial contributions to be used to secure mitigations from developments – from parks and green spaces to highways and education.

The committee also approved holding a public consultation on the final draft of the council's

environmental protection supplementary planning document. This also underwent a first consultation last autumn.

This SPD provides guidance on the council's approach to environmental protection issues when considering planning applications.

The areas covered in the final draft are air quality (including dust pollution), contaminated land, noise, light pollution and odour pollution. It sets out the relevant technical advice to prevent or reduce the impact of proposed developments on public amenity and the health, wellbeing of people across the borough.

The SPD provides greater clarity to developers, landowners, communities and decision-makers on the council's approach to environmental protection and provides additional guidance to applicants on how they should respond to the policy requirements in the council's Local Plan Strategy and site allocations and development policies document. It also signposts sources of information, including relevant documents and council services.

Councillor Mick Warren, chair of the environment and communities committee, said: "Supplementary planning documents are a recognised way of providing additional guidance on how planning policies should be used – in this case to support local services provision and protect the borough's environment.

"Although not formally part of our statutory development plan, SPDs should be taken into account when deciding a planning application or when considering an appeal against a planning decision.

"Through section 106 agreements (S106), for example, the council receives a wide range of funds to deliver local facilities and services and we want to ensure everyone is clear about what is required in order to secure planning permission."

Since the adoption of the Local Plan Strategy in 2017, more than £15m has been spent on infrastructure projects through S106 financial contributions related to development.

Cllr Warren added: "By providing up-front, up-to-date and clear advice on our planning policies, our aim is to ensure developers and property owners know what's expected of them when they are making relevant planning applications, as well as supporting the council to determine them."

Once feedback has been considered and any appropriate changes made, the SPDs can be formally adopted – to provide important tools to help protect public health and wellbeing and ensure communities benefit from development in their areas.

The committee also recommended that, alongside an issues paper on a new Local Plan, there would be a 'call for sites' and public consultation on draft housing land availability, a sustainability appraisal and settlement hierarchy review. The decision to draft a new Local Plan reflects changed circumstances since the current plan's adoption in 2017.

Cllr Warren said: "The programme to prepare and adopt our new-style, updated Local Plan will include

several rounds of public consultation followed by a public examination overseen by an independent planning inspector."

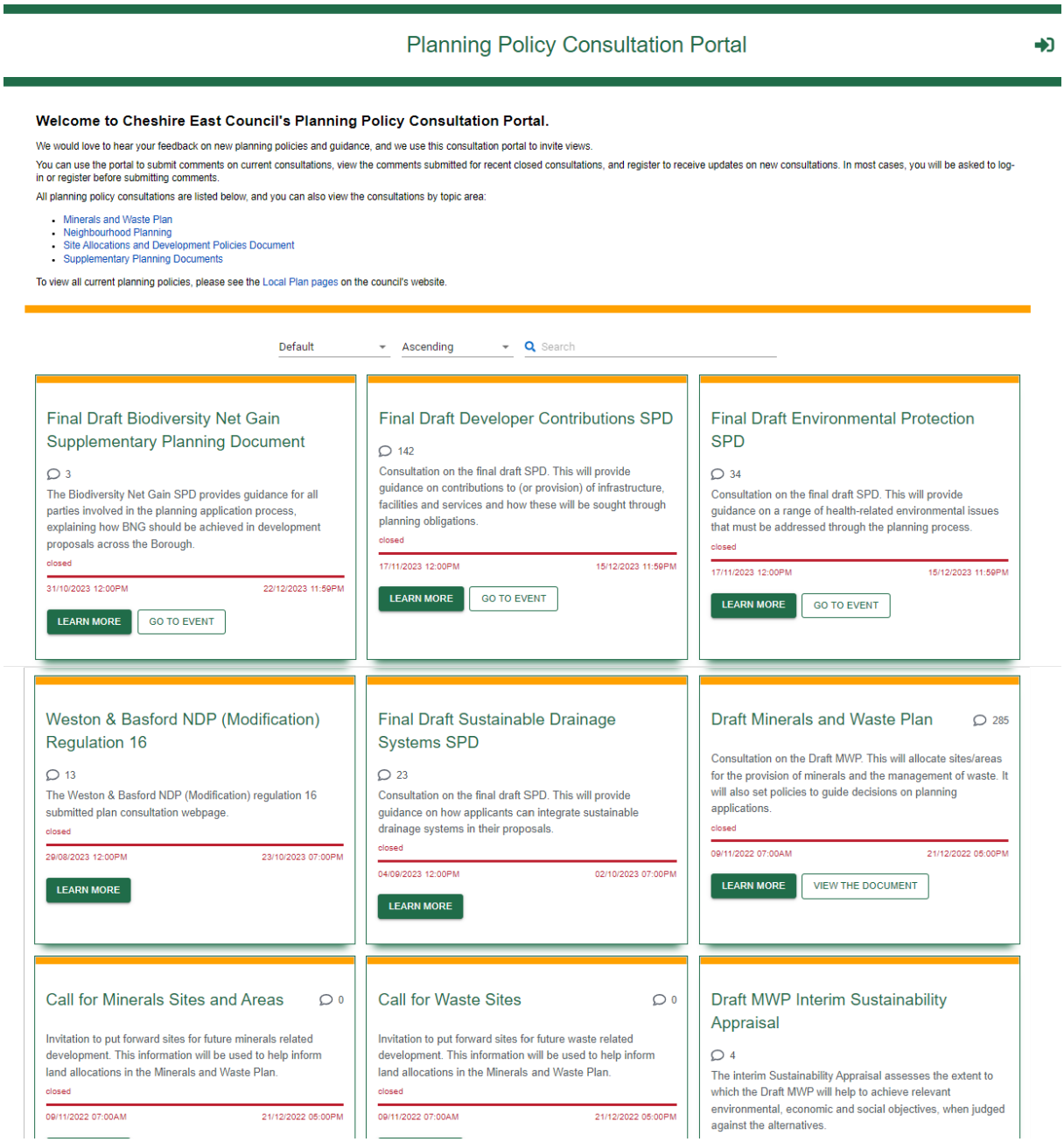
Comments on the two SPDs can be made from **Friday 17 November** until the **midnight deadline** on **15 December 2023**.

To view the documents and to have your say, visit the consultation pages online

Feedback can also be posted to: Strategic planning (Westfields), C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ.

Copy of press release

Appendix 4: Consultation portal screenshot



Consultation portal screenshot 1

Supplementary Planning Documents Consultations

Final Draft Environmental Protection SPD

INFORMAL SUBMISSION - CLOSED

Consultation on the final draft SPD. This will provide guidance on a range of health-related environmental issues that must be addressed through the planning process.

INFORMATION | PROPOSAL | WHAT PEOPLE SAY

More Information

Strategic Planning Team

Cheshire East Council

0300 123 5014 (Please ask for Strategic Planning)

planningpolicy@cheshireeast.gov.uk

Supporting Files

- Final Draft EP SPD Comments Form.pdf
- Final Draft EP SPD Statutory Notice.pdf
- Final Draft EP SPD EqIA.pdf
- Final Draft EP SPD SEA HRA Screening.pdf
- Final Draft EP SPD.pdf
- First Draft EP SPD Report of Consultation.pdf

Recent Comments

Andrew Leyssens

Kate McDowell

Rebecca Wyllie

Sarah Coppack

See What People Say

PRIVACY POLICY
If you take part: your name may be displayed, your answers may be displayed, your town/city will not be shown

GO TO EVENT

The Environmental Protection SPD provides guidance on a range of environmental issues that must be addressed in the planning process, including air quality, noise pollution, odour and contamination.

Responses are invited on the Final Draft EP SPD between **12pm on Friday the 17th November 2023** and **midnight on Friday the 15th December 2023**.

Consultation document

The Final Draft EP SPD is available to download on this consultation portal:

- Final Draft EP SPD (PDF file)
- Final Draft EP SPD EqIA Form (PDF file)
- Final Draft EP SPD SEA HRA Screening (PDF file)
- Final Draft EP SPD Report of Consultation (PDF file)

A screening exercise has been carried out to determine whether the draft document gives rise to the need for further Strategic Environmental Appraisal or Appropriate Assessment (under the Habitats Regulations). This screening concludes that further such assessment is not necessary. *This can be found under Appendix C of the SPD.*

An Equalities Impact Assessment ('EqIA') has also been published and this concludes that the Draft EP SPD will not have a significant adverse impact on persons sharing any of the characteristics protected under the Equality Act 2010. Copies of published EIAs can be found on the Council's website .

For the duration of the consultation, the document can also be viewed at public libraries in Cheshire East upon request. Opening hours are on our website or telephone the 24 hour library information service on 0300 123 7739.

Submit your views

To comment online using this consultation portal, please log-in or register and then click the 'view document' button below. This is our preferred method of submitting responses, but you can also respond by email (planningpolicy@cheshireeast.gov.uk) or in writing (Strategic Planning Westfields, C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ).

Alternatively, you can download this Final Draft EP SPD Comment Form (PDF file) and return it by email or by post to the relevant address above.

Whichever method used, please make sure that your comments reach us by **midnight on Monday the 15th December 2023**. We are not able to accept anonymous comments and you must provide us with your name and contact details. Your personal information will be processed in line with our Strategic Planning Privacy Notice and your name and comments will be published on this consultation portal.

Further information

We have also published a formal notice of publication for the SPD: Final Draft EP SPD Statutory Notice (PDF file).

For further information or for assistance in making comments, you can contact the Strategic Planning Team at planningpolicy@cheshireeast.gov.uk or by leaving a message on 01270 685893 and we will respond as soon as possible.

Consultation portal screenshot 2

Appendix 5: Consultation response form

Cheshire East Council

Cheshire East Local Plan

Final Draft Environmental Protection Supplementary Planning Document - Comments Form

The purpose of this SPD is to provide information on a range of environmental issues that must be addressed in the planning process, including air quality, noise pollution, odour and contamination.

Consultation on the final draft SPD will take place between **12pm on Friday the 17 of November 2023 and midnight on Friday the 15 of December 2023**.

Consultation document

The consultation document can be viewed online at

https://cheshireeast-consult.objective.co.uk/kse/folder/29414

A screening exercise has been carried out to determine whether the draft EP SPD gives rise to the need for further Strategic Environmental Appraisal or Appropriate Assessment (under the Habitats Regulations). This screening concludes that further such assessment is not necessary. The screening report is also available for consultation. An Equalities Impact Assessment ("EqIA") has also been published and this concludes that the Draft EP SPD will not have a significant adverse impact on persons sharing any of the characteristics protected under the Equality Act 2010. Copies of published EqIAs can be found on the Council's website.

For the duration of the consultation, the document can also be viewed at public libraries in Cheshire East during opening hours. For information about opening hours see www.cheshireeast.gov.uk/libraries or telephone 0300 123 7739).

Submit your views
The council's online consultation portal is our preferred method of submitting responses (https://cheshireeast-consult.objective.co.uk/kse/folder/29414) but you can also submit responses or return this form by email or post to:

By e-mail: planningpolicy@cheshireeast.gov.uk

By post: Strategic Planning (Westfields), C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ

Please make sure that your comments reach us by **midnight on Friday the 15 of December 2023**. We are not able to accept anonymous comments and you must provide us with your name and contact details. Your personal data will be processed in line with our Strategic Planning Privacy Notice, which is available on the council's website:
https://www.cheshireeast.gov.uk/council_and_democracy/council_information/website_information/privacy-notices/spatial-planning-including-neighbourhood-planning-team-privacy-notice.aspx

For further assistance in making comments, you can contact the Strategic Planning Team at planningpolicy@cheshireeast.gov.uk or by leaving a message on 01270 685893 and we will respond as soon as possible.

Cheshire East Council

Cheshire East Local Plan

Final Draft Environmental Protection Supplementary Planning Document - Comments Form

Please return to:	Strategic Planning (Westfields) C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ or by email to localplan@cheshireeast.gov.uk
Please return by:	**Midnight on Friday the 15 of December 2023**

This comment form has two parts:

- Part A – Personal details.
- Part B – Your representation(s).

Comments Form Part A: Personal Details

	Personal Details*	**Agent's Details (if applicable)**
	** If an agent is appointed, please complete only the Title, Name and Organisation in column 1 but complete the full contact details of the agent in column 2.*	
Title		
First Name		
Last Name		
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1		
Address Line 2		
Address Line 3		
Address Line 4		
Postcode		
Telephone Number		
Email Address (where relevant)		
Your Reference No. (if known)		

Please complete a separate Part B form for each comment that you would like to make. This response form provides enough space for four comments but please copy and attach further part B forms if required.

Comments Form Part B: Final Draft Environmental Protection SPD Comments Form

Name and Organisation:

Office Use Only:	
PID:	RID:

Q1. Which section of the document are you commenting on?

Page / Chapter / Paragraph / Figure
(please delete as appropriate and state which): _____

Q2. What is your overall view on this section? (please tick one box)

☐ Support ☐ Object ☐ Comment only

Q3. Please set out your comments or views on this section:

Extract from comments form (not including the duplicated part B forms)

Appendix 6: Representations from the previous first draft stage

First draft SPD section	Summary of the main issues raised	Representors	Council response including any changes proposed to the first draft.
General comment	Whilst the SPD considers human health aspects only, the majority of environmental impacts covered in the document are also applicable to ecological receptors. The SPD should include detail on ecological receptors or signpost to the relevant document	Natural England	The SPD seeks to provide further guidance on the implementation of policies in the development plan. Its scope is limited to matters within the remit of the council's Environmental Protection Team and is aimed at preventing or reducing the impact of developments and protecting public health, wellbeing and amenity. Existing policies in the development plan related to environmental impacts will still apply.
General comment	The document is disappointing and could be improved in a number of aspects. Of the 56 pages, only 23 relate directly to the five subject areas covered. There are inconsistencies in the nature and type of supporting material for each subject area. The glossary is extremely limited and does not include many of the key terms expected of such a document.	Poynton Town Council	The SPD does not introduce new policy, but rather adds details to give guidance on the implementation of existing policies. The document gives guidance on common issues relevant to each subject area and provides signposts to a range of technical documents that provide additional detail where relevant. It does not follow a generic standardised approach to each of the different subject areas as the issues involved are very different.

First draft SPD section	Summary of the main issues raised	Representors	Council response including any changes proposed to the first draft.
General comment	Specific regard should be made to the purposes of the Peak District National Park during the consideration of the topics covered by the SPD as per S62 of the Environment Act 1995. For example, if a lighting scheme is considered on the edge of the National Park, then due regard would be made to its setting.	Peak District National Park Authority	The scope of the SPD is limited to matters within the remit of the council's Environmental Protection Team. LPS Policy SE 15 'Peak District National Park Fringe' already restricts development that would affect the setting of the Peak District National Park where it compromises its purposes.
General comment	Other than the dust mitigation section, there is a lack of other references to the construction phase and how environmental pollution risks should be identified and mitigated. The SPD should reference the submission of a Construction Environment Management Plan and the inclusion of planning conditions to produce such a plan.	Canal & River Trust	¶4.20 considers air quality during the construction phase, covering traffic, plant machinery and burning of materials in additional to dust. The SPD also includes guidance on noise (¶¶6.22-6.24 in the first draft, ¶¶6.23-6.25 in the final draft) and light (¶7.15 in the first draft, ¶7.17 in the final draft) during the construction phase.
General comment	The SPD should reference Policy ENV 17 of the SADPD and explain the need to prevent pollution to groundwater source protection zones and drinking water supplies. It should advise applicants to contact the planning team at United Utilities where development is located in a groundwater source protection zone so that the requirements of Policy ENV 17 can be discussed, and the information needed to support an application agreed.	United Utilities	The scope of the SPD is limited to matters within the remit of the council's Environmental Protection Team, which does not include protection of groundwater. The adopted Policy ENV 17 is part of the development plan and will apply to all applications where relevant. However, additional information has been added to new ¶5.15 in the final

First draft SPD section	Summary of the main issues raised	Representors	Council response including any changes proposed to the first draft.
			draft SPD and United Utilities contact details added to Appendix B.
General comment	Development proposals on water catchment land can have an impact on water supply resources and the SPD should refer to the need to engage with the statutory undertaker for water to determine whether any proposal is on land used for public water supply catchment purposes. The first preference should be for proposals to be located away from land used for public water supply purposes. Careful consideration should be given to the location of the proposed development and a risk assessment of the impact on public water supply may be required with the identification and implementation of any required mitigation measures. It is particularly important to avoid the location of new wind turbines on deep peat land.	United Utilities	Information added to new ¶5.15 in the final draft SPD and United Utilities contact details added to Appendix B.
Chapter 2: Planning policy framework (local policy)	Criterion 5 of LPS Policy SE 12 'Pollution, land contamination and land instability' should refer to "all cases" instead of "most cases". Threats from contamination and land instability must always be mitigated, otherwise development should not be permitted.	Bollington Town Council	LPS Policy SE 12 is an adopted development plan policy. The purpose of the SPD is to give further guidance on the implementation of policies, but it is beyond the scope of a SPD to amend adopted development plan policies.
Chapter 2: Planning policy	The content of the SPD must supplement policies set out in an adopted DPD. ¶2.28 confirms that draft policies in the SADPD are directly relevant. Until the SADPD is adopted, consultation on the	Pegasus Planning Group	As set out in ¶1.2, the first draft SPD supplemented development plan policies from the Local Plan Strategy and saved policies from the previous local plans.

First draft SPD section	Summary of the main issues raised	Representors	Council response including any changes proposed to the first draft.
framework (local policy)	SPD is not meaningful because the baseline policy position is yet to be agreed and cannot be fully understood by stakeholders. Therefore, the consultation proves fails a basic legal test and further full consultation will be needed once the SADPD has been adopted.		Whilst a number of policies in the (now adopted) SADPD are also of relevance to Environmental Protection, the first draft SPD supplemented policies in the then existing, adopted development plan. The final draft SPD has been amended to refer to the now adopted SADPD policies.
Chapter 2: Planning policy framework (local policy)	Once adopted, SADPD Policy GEN 5 'Aerodrome safeguarding' will also be of relevance to Environmental Protection and should be added to the list of draft policies at ¶2.28.	Manchester Airports Group	The scope of the SPD is limited to matters within the remit of the council's Environmental Protection Team, which does not include aerodrome safeguarding. The adopted Policy GEN 5 is part of the development plan and will apply to all applications where relevant.
Chapter 3: Making an application	¶3.1 should specify which LPS policies the SPD supports and also that the geographical coverage excludes the Peak District National Park. Section 3 only provides guidance for some Environmental Protection matters and not others, such as climate change.	David Whitworth	Relevant policies are set out in the "Local policy" section in Chapter 2. The Peak District National Park Authority is the planning authority in the national park and any applications in the national park will be determined by the park authority in accordance with their own policies. The scope of the SPD is limited to matters within the remit of the council's Environmental Protection Team. Other matters including climate

First draft SPD section	Summary of the main issues raised	Representors	Council response including any changes proposed to the first draft.
			change are addressed by other policies in the development plan.
Chapter 4: Air quality	Policies to tackle air quality can potentially have an unintended impact on farm businesses where air quality is not an issue (such as some policies in the Greater Manchester Clean Air Strategy). The main pollutant associated with agriculture is ammonia and it is noted that this is not seen as a significant issue in Cheshire East. The policy should not be implemented in such a way it prevents essential investments in farm infrastructure or investments in renewable energy.	National Farmers Union	The SPD does not introduce new policy, but rather adds details to give guidance on the implementation of existing policies. The guidance does not introduce new policy requirements, nor is it intended to prevent investment in agriculture or renewable energy.
Chapter 4: Air quality	¶4.10 should clarify that the adequacy of an assessment is the responsibility of the applicant. Should it be carried out by an experienced and qualified person applying a validated methodology.	David Whitworth	¶4.10 notes the importance of agreeing the methodology and data sets in advance with the council's Air Quality Team. The adequacy of submitted assessments will be considered in the determination of the application.
Chapter 4: Air quality (air quality during the construction phase)	For air quality during the construction phase, ¶4.20 should also require construction materials to be damped down and/or covered to prevent wind whipping. Consideration should also be given to how any silty run-off from dust dampening would be contained to prevent run-off to watercourses. Any temporary storage of hazardous wastes (e.g., asbestos) should be stored within locked containers which not only will prevent unauthorised	Canal & River Trust	The scope of the SPD is limited to matters within the remit of the council's Environmental Protection Team and these matters would be considered by other agencies, such as the Environment Agency or Health and Safety Executive. Development plan policies SE 12 'Pollution, land contamination and land

First draft SPD section	Summary of the main issues raised	Representors	Council response including any changes proposed to the first draft.
	access but also any potential for dust generation whilst the material is on site awaiting removal.		instability' and ENV 12 'Air quality' will apply to all applications where relevant.
Chapter 4 Air quality (heating appliances)	Biomass burning wood chip for heat and generating electricity emits more CO2 than natural gas and planting replacement trees will not recapture that CO2 for 30-100 years. Wood burners should not be approved because of PM emissions. The mention of air quality assessments implies that further PM emissions would not be allowed if air quality is already bad. However, PM emissions are much more noticeable to people in clean air areas. There should be a presumption against planning approval for any appliance (large or small) that will emit PM in any location.	Trevor Boxer	As set out in the draft SPD (¶4.23), where a proposed development includes domestic wood burners or open fires, the council may require an air quality assessment to determine the impact on air quality when compared to similar gas fired systems. Often, the installation of wood burners or open fires in domestic settings does not require planning permission but is covered by other regimes, such as Building Regulations. A presumption against planning approval for any appliance would constitute new policy and is beyond the scope of a SPD.
Chapter 5: Contaminated land	The agricultural industry is already very heavily regulated and any potential pollution to land is addressed in a number of ways, such as through the Nitrates Directive, the Farming Rules for Water, the upcoming Clean Air Strategy and the Environmental Permitting Regulations. Farmers provide a service to the utilities sector in allowing treated sewage sludge to be spread to land. If this was not permitted, then the only option available to the utilities companies would likely be incineration which would be worse for the environment.	National Farmers Union	The SPD does not introduce new policy but adds details to give guidance on the implementation of existing policies. The SPD guidance and the development plan policies related to contaminated land are concerned with the remediation of contaminated land associated with new development. The regulation of any industry that may contaminate the land in

First draft SPD section	Summary of the main issues raised	Representors	Council response including any changes proposed to the first draft.
	Developments associated with agriculture may involve potential pollutants being spread to land in a regulated targeted way. The council should not look to put in extra conditions over and above those considered to be needed by the Environment Agency.		the first instance is beyond the scope of a SPD.
Chapter 5: Contaminated land	Much of the land in Bollington is contaminated and all planning should be rejected on such land.	Lindsay Reade	The NPPF requires planning policies to support appropriate opportunities to remediate contaminated land. The SPD gives further guidance on the implementation of development plan policies related to contaminated land and in line with LPS Policy SE 12, development will only be allowed where contamination issues can be appropriately mitigated and remediated.
Chapter 5: Contaminated land	¶5.13 should be expanded to refer to other stakeholders who may also be consulted on such matters, including the Canal & River Trust in protecting the watercourse that it owns and manages.	Canal & River Trust	Reference added (now ¶5.14 in final draft SPD).
Chapter 5: Contaminated land	¶5.9 should include further explanation that contaminated land can also arise from farming, land raising, existing and historic fuel tanks etc and therefore is not solely linked to industrial heritage.	Canal & River Trust	¶5.1 (and elsewhere) acknowledges that contamination can arise from a variety of sources, including those referenced. Additional text added to ¶5.9 (now ¶5.10 in final draft SPD) to re-iterate this.

First draft SPD section	Summary of the main issues raised	Representors	Council response including any changes proposed to the first draft.
Chapter 6: Noise (noise sensitive developments)	Paragraph 6.9 refers to the government's planning practice guidance on noise and there should be a reference.	David Whitworth	A reference to the national planning practice guidance is given in Chapter 2 (planning policy framework) at ¶2.13.
Chapter 6: Noise (noise sensitive developments)	¶6.11 infers that the bulleted design levels for noise are the De Facto SOAELs for residential development, which, if mitigation could not control noise to levels below this, would result in an application being recommended for refusal (as per point 3 of ¶6.10). With respect to daytime external amenity spaces, BS8233 recognises that it is desirable that the external noise level does not exceed 50 dB $L_{Aeq,T}$, with an upper guideline value of 55 dB $L_{Aeq,T}$ which would be acceptable in noisier environments. However, it is also recognised that these guideline values are not achievable in all circumstances where development might be desirable. In higher noise areas, such as city centres or urban areas adjoining the strategic transport network, a compromise between elevated noise levels and other factors, such as the convenience of living in these locations or making efficient use of land resources to ensure development needs can be met, might be warranted. In such a situation, development should be designed to achieve the lowest practicable levels in these external amenity	The Crown Estate	In line with SAPDP Policy ENV 13, external amenity spaces that are intended to be used for relaxation should not exceed 55dB $L_{Aeq,16hour}$ across a reasonable proportion of the space. Additional text (at ¶6.12 in the final draft SPD) has been added to clarify that the requirement applies "to a reasonable proportion" of the space.

First draft SPD section	Summary of the main issues raised	Representors	Council response including any changes proposed to the first draft.
	spaces, but should not be prohibited. This should be reflected in ¶6.11.		
Chapter 6: Noise	Where works are nearby or adjacent to waterways that have permanent residential moorings then any noise assessment should ensure that boaters are considered as sensitive receptors to noise and mitigated accordingly.	Canal & River Trust	Text added to ¶6.3 to give examples of noise sensitive receptors, including permanent residential moorings.
Chapter 6: Noise	Any acoustic consultant should be suitably qualified and experienced.	David Whitworth	Text added to ¶6.16.
Chapter 6: Noise	Does the Department of Transport technical memorandum: Calculation of Railway Noise (1995) include consideration of high speed trains.	David Whitworth	The technical memorandum is applicable to all types of railway vehicles.
Chapter 7: Light	The SPD should include guidance to advise of the potential for lighting to impact on aircraft safety if not designed appropriately, and of the statutory consultation requirement with the Aerodrome Safeguarding Authority for Manchester Airport under the terms of Circular 1/2003 during the planning application process.	Manchester Airports Group	The scope of the SPD is limited to matters within the remit of the council's Environmental Protection Team, which does not include technical matters related to aircraft safety. Manchester Airport remains a statutory consultee for certain types of planning applications and aerodrome safeguarding is addressed by Policy GEN 5 in the SADPD.
Chapter 7: Light	It would be helpful to include light pollution under the environmental issues being considered.	Andrew Greenwood	Chapter 7 addresses light pollution.

First draft SPD section	Summary of the main issues raised	Representors	Council response including any changes proposed to the first draft.
Chapter 7: Light	The SPD is heavily focussed on the impact on people but omits the significant issue that lighting and light pollution has on the environment. The environment should be referenced in ¶7.1. NPPF requires development to take into account the likely effects on the natural environment and "limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation". The SPD excludes consideration of nature conservation and dark landscapes.	Canal & River Trust	The scope of the SPD is limited to matters within the remit of the council's Environmental Protection Team, which does not include nature conservation or dark landscapes. There are other policies in the development plan to address these issues, including SADPD Policy ENV 14 'Light pollution'.
Chapter 7: Light	Lighting engineers preparing lighting reports should be suitably experienced.	David Whitworth	Text added at ¶7.7.
Chapter 7: Light (planning conditions)	For some uses such as industrial premises or farm buildings, 'SSL Lighting Guide 21: Protecting the night-time environment' does not advise limiting or switching off lighting because some lighting must be provided around these buildings to carry out the normal operations of those types of building, and for the safety of the workforce. The use of dimming in conjunction with photocells, presence detectors and time clocks should be used instead. This aligns with the NPPF and PPG and should be reflected in the planning conditions section.	The Crown Estate	Additional text added as new ¶7.14 in the Final Draft SPD to reflect this, and also referred to in ¶7.13 (¶7.15 in the final draft).

First draft SPD section	Summary of the main issues raised	Representors	Council response including any changes proposed to the first draft.
Chapter 7: Light (lighting assessments)	The SPD should stipulate that lighting assessments must demonstrate that the lighting scheme has no adverse impact on the safety of aircraft operations.	Manchester Airports Group	The scope of the SPD is limited to matters within the remit of the council's Environmental Protection Team, which does not include technical matters related to aircraft safety. Manchester Airport remains a statutory consultee for certain types of planning applications and aerodrome safeguarding is addressed by Policy GEN 5 in the SADPD.
Chapter 7: Light (lighting assessments)	The lighting assessment should also refer to environmental receptors.	Canal & River Trust	The scope of the SPD is limited to matters within the remit of the council's Environmental Protection Team. There are other policies in the development plan to address lighting and environmental receptors, including SADPD Policy ENV 14 'Light pollution'.
Chapter 7: Light (mitigation measures)	The mitigation measures should also consider the environment and sensitive ecological receptors, such as angling/cowling any lighting to prevent any spillages to sensitive environmental receptors. NPPF requires development to take into account the likely effects on the natural environment and "limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation". The SPD excludes	Canal & River Trust	The scope of the SPD is limited to matters within the remit of the council's Environmental Protection Team, which does not include nature conservation or dark landscapes. There are other policies in the development plan to address these issues, including SADPD Policy ENV 14 'Light pollution'.

First draft SPD section	Summary of the main issues raised	Representors	Council response including any changes proposed to the first draft.
	consideration of nature conservation and dark landscapes.		
Chapter 7: Light (mitigation measures)	The clarify the definition of “minimum required” in ¶7.8, the SPD should reference BS EN 12464-2:2014 Light and lighting – Lighting of work places - Outdoor work places; BS 5489-1:2020 Design of road lighting - Lighting of roads and public amenity areas; BS EN 13201-1-5:2014/2015 Road lighting; and SSL Lighting Guides.	The Crown Estate	References added.
Chapter 8: Odour	Increasing production efficiency as well as renewable energy are both cornerstones of the pathway for agriculture to reach its net zero ambition by 2040 and can also help the council achieve its own net zero ambition by 2025. This is an area which is already very heavily regulated and local planners should not look to put extra conditions on agricultural developments. Developments which help increase agricultural production efficiency and tackle climate change should be supported and facilitated.	National Farmers Union	The SPD does not introduce new policy, but adds details to give guidance on the implementation of existing policies.
Chapter 8: Odour	A wastewater treatment works is a 24 hour industrial operation which can result in odour and noise emissions, attract flies, and involve vehicle movements from large tankers. The SPD should emphasise that it is more appropriate to avoid development being located close to such facilities, in line with the ‘agent of change’ principle set out in	United Utilities	¶8.1 recognises that whilst odour generating and odour sensitive uses should be separated, this is not always possible. Additional text added at new ¶8.4 in the final draft SPD to refer to the agent of change principle in relation to odour. Reference to Institute of Air

First draft SPD section	Summary of the main issues raised	Representors	Council response including any changes proposed to the first draft.
	the NPPF. The draft SADPD includes Policy ENV 15 in relation to development and existing uses; whilst the SPD ¶6.5 refers to the agent of change with reference to noise. The agent of change principle also applies to odour impacts and should be referenced in this section. It places a duty on any potentially odour sensitive development proposed near to existing businesses or community facilities to incorporate suitable mitigation to prevent the odour, from such premises, causing disamenity to future occupants. This must be taken into account in any submitted application and where necessary, an odour impact assessment must have been undertaken and all proposed mitigation measures incorporated into the proposed development. The odour impact assessment should also take account of new developments under construction or with planning permission. The SPD should also reference the Guidance on the Assessment of Odour for Planning 2018 v.1.1 which is produced by the Institute of Air Quality Management. This document provides guidance on the approach to odour in the planning system. The SPD should also reference the need to engage with the planning team at United Utilities to discuss any proposal in proximity to a wastewater treatment works.		Quality Management's Guidance on the Assessment of Odour for Planning has been added. United Utilities contact details added to Appendix B.

First draft SPD section	Summary of the main issues raised	Representors	Council response including any changes proposed to the first draft.
Odour (requirements for hot food premises)	¶8.4 could also reference waste disposal	Cllr Ashley Farrall	Reference added (¶8.5 in final draft SPD).

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Environmental Protection Supplementary Planning Document: Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report

1 Cheshire East Council has produced an Environmental Protection Supplementary Planning Document (EP SPD). The purpose of the EP SPD is to provide guidance on the Council's approach to Environmental Protection issues when considering planning applications. It adds further guidance on the application of policies contained within the Development Plan and sets out relevant technical advice aimed at preventing or reducing the environmental impact of proposed developments and protecting public health, wellbeing and amenity.

2 The Development Plan for Cheshire East consists of:

- The Cheshire East Local Plan Strategy (LPS) adopted July 2017.
- The Site Allocations and Development Policies Document (SADPD) adopted December 2022.
- Saved policies from the Cheshire Replacement Minerals Local Plan 1999 and Cheshire Replacement Waste Local Plan 2007; and
- Completed neighbourhood plans.

3 The policy framework for the SPD is contained mostly in the LPS and SADPD, and has a particular focus on LPS Policy SE 12 'Pollution, land contamination and land instability'. LPS policies SD 1 'Sustainable development in Cheshire East', SD 2 'Sustainable development principles' and SC 3 'Health and well-being' also contribute to the policy framework for the SPD. The SADPD policies are generally non-strategic in nature (although not exclusively) and relate to the strategic policies of the LPS. The final draft Environmental Protection SPD has

been prepared to be in conformity with the policies contained in the adopted LPS and SADPD.

4 This screening report is designed to determine whether or not the contents of the Environmental Protection SPD require a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004. The report also addresses whether the Environmental Protection SPD has a significant adverse effect upon any internationally designated site(s) of nature conservation importance and whether it should be the subject to the requirements of the Habitats Regulations. The report contains separate sections that set out the findings of the screening assessment for these two issues.

5 This screening report has been the subject of consultation alongside the final draft Environmental Protection SPD, in accordance with the relevant regulations and the council's Statement of Community Involvement for a period of four weeks. This included consultation with the relevant statutory bodies (Natural England, Environment Agency and Historic England). Comments received during the consultation on the first and final drafts of the Environmental Protection SPD (including on previous versions of this report, consulted on alongside the SPD) have been reflected in updates to the document currently being considered for adoption.

Strategic Environmental Assessment (SEA) Screening

6 The objective of SEA is to provide for a high level of protection of the environment with a view to promoting the achievement of sustainable development. It is a requirement of European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (also known as the SEA Directive). The Directive was transposed in UK law by the Environmental Assessment of Plans and Programmes Regulations 2004, often known as the SEA Regulations.

7 Article 3(3) and 3(4) of the Regulations make clear that SEA is only required for plans and programmes when they have significant environmental effects. The 2008 Planning Act removed the requirement to undertake a full Sustainability Appraisal for a SPD although consideration remains as to whether the SPD requires SEA, in exceptional circumstances, when likely to have a significant environmental effect(s) that has not already been assessed during the preparation of a Local Plan.

Overview of the Environmental Protection SPD

8 The purpose of the Environmental Protection SPD is to provide further guidance on the implementation of strategic LPS policies SE 12 'Pollution, land contamination and land instability', SD 1 'Sustainable development in Cheshire East', SD 2 'Sustainable development principles' and SC 3 'Health and well-being'. It also provides further guidance on the implementation of non-strategic SADPD policies GEN 5, ENV 9, ENV 12, ENV 13, ENV 14, ENV 15, ENV 17, RUR 1, RUR 2, RUR 6, RUR 7, RUR 8, RUR 9, RUR 10, HOU 12, RET 5, RET 9 and REC 4.

9 It is important to note that policies in the LPS and SADPD were the subject of Sustainability Appraisal, which incorporated the requirements of the SEA regulations (as part of an Integrated Sustainability Appraisal). The likely significant environmental effects have already been identified and addressed – the SPD merely provides guidance on existing policies and does not introduce new policy. The LPS and SADPD Integrated Sustainability Appraisals have informed this SPD screening assessment.

10 SEA has been undertaken for LPS policies SE 12 'Pollution, land contamination and land instability', SD 1 'Sustainable development in Cheshire East', SD 2 'Sustainable development principles' and SC 3 'Health and well-being' as part of the Integrated Sustainability Appraisal that supported the LPS. For the purposes of compliance with the UK SEA Regulations and the EU SEA directive, the following reports comprised the SA “Environmental Report”:

- SD 003 – LPS Submission Sustainability (Integrated) Appraisal (May 2014)

- PS E042 – LPS Sustainability (Integrated) Appraisal of Planning for Growth Suggested Revisions (August 2015)
- RE B006 – LPS Sustainability (Integrated) Appraisal Suggested Revisions to LPS Chapters 9-14 (September 2015)
- RE F004 – Sustainability (Integrated) Appraisal – Proposed Changes (March 2016)
- PC B029 – Sustainability (Integrated) Appraisal - Proposed Changes to Strategic and Development Management Policies (July 2016)
- PC B030 – Sustainability (Integrated) Appraisal - Proposed Changes to Sites and Strategic Locations (July 2016)
- MM 002 - Sustainability (Integrated) Appraisal - Main Modifications Further Addendum Report.

11 In addition, a Sustainability Appraisal adoption statement was prepared in July 2017 to support the adoption of the LPS.

12 SEA has also been undertaken for SADPD policies and the following reports comprised the SA “Environmental Report”:

- Revised Publication Draft SADPD Sustainability Appraisal August 2020 (ref ED 03); and
- SADPD Main Modifications Sustainability Appraisal Addendum April 2022.

13 In addition, an Sustainability Appraisal adoption statement was prepared in December 2022 to support the adoption of the SADPD.

SEA Screening Process

14 The Council is required to undertake a SEA screening to assess whether the Environmental Protection SPD is likely to have significant environmental effects. To date the screening appraisals have found that previous versions of the Environmental Protection SPD have been found not to have a significant

environmental effect, and have concluded that SEA is not necessary. The assessment is repeated here to accompany the adoption of the EP SPD.

15 Tables 1 'Assessment of likely significant effects on the environment (characteristics of the SPD)' and 2 ‘Assessment of likely significant effects on the environment (characteristics of the effects and area likely to be affected)’ assess whether the draft SPD will have any significant environmental effects using the criteria set out in Annex II of SEA Directive 2001/42/EC[1] and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004[2].

[1] https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX%3A32001L0042&from=EN
[2] https://www.legislation.gov.uk/uksi/2004/1633/pdfs/uksi_20041633_en.pdf

SEA Directive Criteria Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004. Characteristics of the SPD having particular regard to:	**Summary of significant effects, scope and influence of the document**	**Is the plan likely to have a significant environmental effect (yes/no)**
(a) The degree to which the SPD sets out a framework for projects and other activities, either with regard to the location, nature, size or operating conditions or by allocating resources.	Guidance is supplementary to polices contained in the LPS and SADPD, both of which have been the subject of SA/SEA. The policies provide an overarching framework for development in Cheshire East. The Environmental Protection SPD provides further clarity and certainty to form the basis for the submission and determination of planning applications, consistent with policies in the LPS and SADPD. Final decisions will be determined through the development management process. No resources are allocated.	No

SEA Directive Criteria Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004. Characteristics of the SPD having particular regard to:	Summary of significant effects, scope and influence of the document	Is the plan likely to have a significant environmental effect (yes/no)
(b)The degree to which the SPD influences other plans and programmes including those in a hierarchy.	The SPD is in general conformity with the LPS and SADPD, which have been subject to a full Sustainability Appraisal (incorporating SEA). It is adding more detail to the adopted LPS and SADPD, which have been the subject of Sustainability Appraisal. Therefore, it is not considered to have an influence on any other plans and programmes.	No

SEA Directive Criteria Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004. Characteristics of the SPD having particular regard to:	**Summary of significant effects, scope and influence of the document**	**Is the plan likely to have a significant environmental effect (yes/no)**
(c) The relevance of the SPD for the integration of environmental considerations in particular with a view to promoting sustainable development.	The SPD promotes sustainable development, in accordance with the NPPF (2021) and LPS/SADPD policies. The LPS has been the subject of a full Sustainability Appraisal (incorporating SEA). The SPD has relevance for the integration of environmental considerations and promotes sustainable development by providing guidance to make sure that proposed developments meet policy requirements and is designed to minimise the impacts on public health, wellbeing and amenity.	No
(d) Environmental problems relevant to the SPD.	The SPD provides guidance to make sure that developments comply with existing policies related to environmental problems including air pollution and contaminated land remediation.	No

SEA Directive Criteria Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004. Characteristics of the SPD having particular regard to:	Summary of significant effects, scope and influence of the document	Is the plan likely to have a significant environmental effect (yes/no)
(e)The relevance of the SPD for the implementation of Community legislation on the environment (for example plans and programmes related to waste management or water protection).	The SPD will not impact on the implementation of community legislation on the environment.	No

Table 1 Assessment of likely significant effects on the environment (characteristics of the SPD)

SEA Directive Criteria Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004. Characteristics of the effects and area likely to be affected having particular regard to:	Summary of significant effects, scope and influence of the document	Is the plan likely to have a significant environmental effect (yes/no)
(a) The probability, duration, frequency and reversibility of the effects.	The SPD adds detail to adopted LPS and SADPD policy; itself the subject of SA	No

SEA Directive Criteria Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004. Characteristics of the effects and area likely to be affected having particular regard to:	Summary of significant effects, scope and influence of the document	Is the plan likely to have a significant environmental effect (yes/no)
(b) The cumulative nature of the effects of the SPD.	The SPD adds detail to adopted LPS and SADPD policy, itself the subject of SA. The SA associated with the LPS and SADPD have considered relevant plans and programmes. No other plans or programmes have emerged that alter this position.	No
(c) The trans-boundary nature of the effects of the SPD.	Trans-boundary effects will not be significant. The SPD will not lead to any transboundary effects as it just providing additional detail regarding the implementation of LPS policies SE 12, SD 1, SD 2 & SC 3 plus non-strategic SADPD policies; and does not, in itself, influence the location of development.	No
(d) The risks to human health or the environment (e.g., due to accident).	The SPD will not cause risks to human health or the environment as it is adding detail to environmental policies in the Local Plan.	No

SEA Directive Criteria Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004. Characteristics of the effects and area likely to be affected having particular regard to:	**Summary of significant effects, scope and influence of the document**	**Is the plan likely to have a significant environmental effect (yes/no)**
(e) The magnitude and spatial extent of the effects (geographic area and size of the population likely to be affected) by the SPD.	The SPD covers the Cheshire East administrative area (excluding the part falling within the Peak District National Park). The SPD will assist those making planning applications in the borough.	No
(f) The value and vulnerability of the area likely to be affected by the SPD due to: • Special natural characteristics or cultural heritage • Exceeded environmental quality standards or limit values • Intensive land use.	The SPD will not lead to significant effects on the value or vulnerability of the area. It is adding detail regarding the implementation of LPS policies SE 12, SD 1, SD 2 & SC 3 plus non-strategic SADPD policies; and does not, in itself, influence the location of development.	No
(g) The effects of the SPD on areas or landscapes which have recognised national Community or international protected status.	The SPD does not influence the location of development, so will not cause effects on protected landscape sites.	No

Table 2 Assessment of likely significant effects on the environment (characteristics of the effects and area likely to be affected)

Conclusion and SEA screening outcome

16 The SPD does not set new policy, but supplements and provides further guidance on existing LPS and SADPD policy. it is not considered to have a significant effect on the environment and therefore SEA is not required on the draft Environmental Protection SPD. This conclusion will be revisited following consideration of the views of the three statutory consultees (the Environment Agency, Historic England and Natural England) and if there are significant changes to the SPD following public consultation.

Habitats Regulations Assessment statement

17 The council has considered whether its planning documents would have a significant adverse effect upon the integrity of internationally designated sites of nature conservation importance. European Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna (Habitats Directive) provides legal protection to habitats and species of European importance. The principal aim of this directive is to maintain at, and where necessary restore to, favourable conservation status of flora, fauna and habitats found at these designated sites.

18 The Directive is transposed into English legislation through the Conservation of Habitats and Species Regulations 2017 (a consolidation of the amended Conservation of Habitats and Species Regulations, 2010) published in November 2017.

19 European sites provide important habitats for rare, endangered or vulnerable natural habitats and species of exceptional importance in the European Union. These sites consist of Special Areas of Conservation (SACs, designated under the EU Directive 92/43/EEC on the conservation of natural habitats and of fauna and flora (Habitats Directive)), and Special Protection Areas (SPAs, designated under EU Directive 2009/147/EC on the conservation of wild birds (the Birds

Directive)). Government policy requires that Ramsar sites (designated under the International Wetlands Convention, UNESCO, 1971) are treated as if they are fully designated European sites for the purposes of considering development proposals that may affect them.

20 Spatial planning documents may be required to undergo Habitats Regulations Screening if they are not directly connected with or necessary to the management of a European site. As the draft Environmental Protection SPD is not connected with, or necessary to, the management of European sites, the HRA implications of the SPD have been considered.

21 A judgment, published on 13 April 2018 (People Over Wind and Sweetman v Coillte Teoranta (C-323/17)) clarified that measures intended to avoid or reduce the harmful effects of a proposed project on a European site may no longer be taken into account by competent authorities at the Habitat Regulations Assessment “screening stage” when judging whether a proposed plan or project is likely to have a significant effect on the integrity of a European designated site.

22 Both the LPS and SADPD have been subject to HRA.

23 The Environmental Protection SPD does not introduce new policy; it provides further detail to those policies contained within the LPS and SADPD. The HRA concluded that LPS policies SE 12 ‘Pollution, land contamination and land instability', SD 1 'Sustainable development in Cheshire East', SD 2 'Sustainable development principles' and SC 3 'Health and well-being' as well as the non-strategic SADPD policies could not have a likely significant effect on a European Site. The same applies to the Environmental Protection SPD.

24 The Environmental Protection SPD in itself, does not allocate sites and is a material consideration in decision making, once adopted.

25 The Environmental Protection SPD, either alone or in combination with other plans and programmes, is not likely to have a significant effect on any European site. Therefore, a full Appropriate Assessment under the requirements of the Habitats Regulations is not required.

Conclusion and HRA screening outcome

26 No feedback was received from the three statutory consultees (the Environment Agency, Historic England, and Natural England) on the final draft of the SPD, and this screening report concludes that an Appropriate Assessment under the Habitats Regulations is not required.

EQUALITY IMPACT ASSESSMENT

TITLE: Draft Environmental Protection Supplementary Planning Document ("SPD")

VERSION CONTROL

Date	Version	Author	Description of Changes
19.08.2021	1	Stewart House/Tom Evans	Initial Draft
-	-	Sarah Walker	EDI sign off
13.09.2023	2	Stewart House/Tom Evans	Final Draft
23.01.2024	3	Stewart House/Tom Evans	Adoption document
31.01.2024	4	P. Christian	EDI sign off

EQUALITY IMPACT ASSESSMENT

CHESHIRE EAST COUNCIL - EQUALITY IMPACT ASSESSMENT

Stage 1 Description: Fact finding (about your policy / service / service users)

Department	Strategic Planning
Service	Environmental and Neighbourhood Services
Date	23/01/2024
Type of document (mark as appropriate)	Strategy
Lead officer responsible for assessment	Tom Evans, Neighbourhood Plan Manager and Interim Environmental Planning Manager
Other members of team undertaking assessment	Stewart House
Version 2	3
Is this a new/ existing/ revision of an existing document	YES

Title and subject of the impact assessment (include a brief description of the aims, outcomes, operational issues as appropriate and how it fits in with the wider aims of the organisation) **Please attach a copy of the strategy/ plan/ function/ policy/ procedure/ service**	**Final Draft Environmental Protection Supplementary Planning Document ("SPD")** <u>Background</u> Supplementary Planning Documents ("SPDs") provide further detail to the policies contained in the development plan. They can be used to provide guidance for development on specific sites, or on particular issues, such as design. SPDs are capable of being a material consideration in planning decisions but are not part of the development plan and are not policy in and of themselves, rather, they provide guidance on how existing policy should be applied. They must be consistent with national planning policy, must undergo consultation and must be in conformity with policies contained within the Local Plan. The council has prepared an adoption version of the Environmental Protection SPD. The adoption SPD provides additional guidance primarily on the implementation of policy SE 12

	('Pollution, Land Contamination and Land Instability'), in the council's Local Plan Strategy, adopted in July 2017. The SPD also provides guidance on environmental policies in the council's Site Allocations and Development Policies Document (SADPD), adopted in December 2022. The SPD once adopted, should assist applicants when making planning applications, and the council in determining them. The SPD provides further guidance on existing policies, rather than setting a new policy approach in relation to environmental protection matters. In September 2022 the Council consulted on a first draft of the document and in November 2023 a final draft document was consulted on. The SPD has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, the National Planning Policy Framework and National Planning Practice Guidance. An Equalities Impact Assessment was prepared alongside the integrated Sustainability Appraisal work which supported the Local Plan Strategy. An Equalities Impact Assessment was also prepared to support the Site Allocations and Development Policies Document. The assessments found that the LPS and SADPD policies (including policies particularly relevant to the SPD) are unlikely to have negative effects on protected characteristics or persons identified under the Equality Act 2010. The assessment found that the LPS and SADPD policies are unlikely to have negative effects on protected characteristics or persons identified under the Equality Act 2010. An Adoption Document Developer Contributions SPD has now been prepared and is the subject of this assessment.
Who are the main stakeholders and have they been engaged with? (e.g. general public, employees, Councillors, partners, specific audiences, residents)	Public consultation took place on the final draft SPD for four weeks in accordance with the Town and Country Planning ((Local Planning) (England) Regulations 2012) and the council's adopted Statement of Community Involvement, which require at least 4 weeks public consultation. Consultation on the final draft SPD took place over November and December 2023. Consultation included focused communication to the general public, town and parish councils, statutory consultees, elected members and consultees who have registered on the strategic planning database, plus general promotion to the wider public through press releases and social media.

	Consultation is mainly undertaken digitally through an online system that allows interested parties to comment on specific sections of the document most relevant to their interests, or to provide general comments on the entire document. Feedback was also received via email to the Strategic Planning inbox.
What consultation method(s) did you use?	The council prepares a Statement of Community Involvement which provides detail on how it will consult on Local Plan documents and SPDs. This includes the availability of documents, how residents and stakeholders will be notified etc. The council's Local Plan consultation database, which will be notified of the consultation, also includes a number of organisations who work alongside groups with protected characteristics in the borough. The council prepares a Statement of Community Involvement which provides detail on how it will consult on Local Plan documents and SPDs. This includes the availability of documents, how residents and stakeholders will be notified etc. The council's Local Plan consultation database, which will be notified of the consultation, also includes a number of organisations who work alongside groups with protected characteristics in the borough. Two stages of consultation have taken place on the SPD, with all comments reviewed and a variety of amendments made in response to the feedback. A report of consultation summarising the key feedback and amendments has been prepared and is published alongside the adoption document.

Stage 2 Initial Screening

Who is affected and what evidence have you considered to arrive at this analysis? (This may or may not include the stakeholders listed above)	Those living and working in the borough, property owners, landowners and developers, clinical commissioning groups, special interest groups. Ward councillors.
Who is intended to benefit and how?	Local communities including landowners and developers. The SPD will provide additional guidance on the implementation of existing planning policies related to the assessment of planning applications on matters relating environmental protection providing guidance on how such matters

	as air quality, contaminated land, noise, light pollution and odour should be dealt with by applicants and how the policies of the development plan will be applied to these matters.
Could there be a different impact or outcome for some groups?	No, the SPD builds upon existing planning policy guidance and provides further information about how the council will consider planning applications. The provision of an Environmental Protection SPD will assist in supporting the health and wellbeing of all communities where development takes place. The SPD, in applying additional guidance to assist in the interpretation of planning policies should be beneficial to all groups.
Does it include making decisions based on individual characteristics, needs or circumstances?	No, the introduction of the SPD is not based on individual characteristics, needs or circumstances. The SPD includes information on the matters related to pollution in various forms. The content of the SPD does not relate directly to the characteristics of human populations.
Are relations between different groups or communities likely to be affected? (eg will it favour one particular group or deny opportunities for others?)	No, the SPD is not intended to affect different groups or communities in this way.
Is there any specific targeted action to promote equality? Is there a history of unequal outcomes (do you have enough evidence to prove otherwise)?	No, the SPD is not intended to target any group and will be consulted upon in line with the council's Statement of Community Involvement.

Is there an actual or potential negative impact on these specific characteristics?	**Yes/ No**
Age	**No**
Disability	**No**
Gender reassignment	**No**
Marriage & civil partnership	**No**
Pregnancy & maternity	**No**
Race	**No**
Religion & belief	**No**
Sex	**No**

Sexual orientation	**No**

What evidence do you have to support your findings? (quantitative and qualitative) Please provide additional information that you wish to include as appendices to this document, i.e., graphs, tables, charts

Age	The SPD may have an impact those living and working in the borough. The adoption version of the Environmental Protection SPD provides further guidance on the implementation of LPS policy SE12 'Pollution, Land Contamination and Land Instability', and policies set out in the SADPD. The SPD also provides guidance on policy requirements and methods that applicants can use to satisfy these requirements related to their sites. The guidance in the SPD may be beneficial as it will assist in supporting the health and wellbeing of communities and ensure that the environmental impacts of development are appropriately mitigated for, minimising such impacts, improving the general amenity, and in some instances the health, of human populations. The SPD provides further guidance on the policy approach set out in the Local Plan Strategy and SADPD. No negative impacts are identified in relation to any of the specific characteristics. No feedback was received from either stage of consultation which indicates groups with protected characteristics would be negatively affected by this document. The adopted policies to which this guidance relates, have previously been subject to EqIA and found that no significant impact on protected characteristics was likely to arise from their implementation. The EIA will be reviewed (and updated) once the initial consultation has taken place.
Disability	The SPD may have an impact those living and working in the borough. The adoption version of the Environmental Protection SPD provides further guidance on the implementation of LPS policy SE12 'Pollution, Land Contamination and Land Instability', and policies set out in the SADPD. The SPD also provides guidance on policy requirements and methods that applicants can use to satisfy these requirements related to their sites.

	The guidance in the SPD may be beneficial as it will assist in supporting the health and wellbeing of communities and ensure that the environmental impacts of development are appropriately mitigated for, minimising such impacts, improving the general amenity, and in some instances the health, of human populations. The SPD provides further guidance on the policy approach set out in the Local Plan Strategy and SADPD. No negative impacts are identified in relation to any of the specific characteristics. No feedback was received from either stage of consultation which indicates groups with protected characteristics would be negatively affected by this document. The adopted policies to which this guidance relates, have previously been subject to EqIA and found that no significant impact on protected characteristics was likely to arise from their implementation. The EIA will be reviewed (and updated) once the initial consultation has taken place.
Gender reassignment	The SPD may have an impact those living and working in the borough. The adoption version of the Environmental Protection SPD provides further guidance on the implementation of LPS policy SE12 'Pollution, Land Contamination and Land Instability', and policies set out in the SADPD. The SPD also provides guidance on policy requirements and methods that applicants can use to satisfy these requirements related to their sites. The guidance in the SPD may be beneficial as it will assist in supporting the health and wellbeing of communities and ensure that the environmental impacts of development are appropriately mitigated for, minimising such impacts, improving the general amenity, and in some instances the health, of human populations. The SPD provides further guidance on the policy approach set out in the Local Plan Strategy and SADPD. No negative impacts are identified in relation to any of the specific characteristics. No feedback was received from either stage of consultation which indicates groups with protected characteristics would be negatively affected by this document. The adopted policies to which this guidance relates, have previously been subject to EqIA and found that no significant impact on protected characteristics was likely to arise from their implementation. The EIA will be reviewed (and updated) once the initial consultation has taken place.
Marriage & civil partnership	The SPD may have an impact those living and working in the borough. The adoption version of the Environmental Protection SPD provides further guidance on the implementation of LPS policy SE12 'Pollution, Land Contamination and Land Instability', and policies set out in the SADPD. The

	SPD also provides guidance on policy requirements and methods that applicants can use to satisfy these requirements related to their sites. The guidance in the SPD may be beneficial as it will assist in supporting the health and wellbeing of communities and ensure that the environmental impacts of development are appropriately mitigated for, minimising such impacts, improving the general amenity, and in some instances the health, of human populations. The SPD provides further guidance on the policy approach set out in the Local Plan Strategy and SADPD. No negative impacts are identified in relation to any of the specific characteristics. No feedback was received from either stage of consultation which indicates groups with protected characteristics would be negatively affected by this document. The adopted policies to which this guidance relates, have previously been subject to EqIA and found that no significant impact on protected characteristics was likely to arise from their implementation. The EIA will be reviewed (and updated) once the initial consultation has taken place.
Pregnancy & maternity	The SPD may have an impact those living and working in the borough. The adoption version of the Environmental Protection SPD provides further guidance on the implementation of LPS policy SE12 'Pollution, Land Contamination and Land Instability', and policies set out in the SADPD. The SPD also provides guidance on policy requirements and methods that applicants can use to satisfy these requirements related to their sites. The guidance in the SPD may be beneficial as it will assist in supporting the health and wellbeing of communities and ensure that the environmental impacts of development are appropriately mitigated for, minimising such impacts, improving the general amenity, and in some instances the health, of human populations. The SPD provides further guidance on the policy approach set out in the Local Plan Strategy and SADPD. No negative impacts are identified in relation to any of the specific characteristics. No feedback was received from either stage of consultation which indicates groups with protected characteristics would be negatively affected by this document. The adopted policies to which this guidance relates, have previously been subject to EqIA and found that no significant impact on protected characteristics was likely to arise from their implementation. The EIA will be reviewed (and updated) once the initial consultation has taken place.

Race	The SPD may have an impact those living and working in the borough. The adoption version of the Environmental Protection SPD provides further guidance on the implementation of LPS policy SE12 'Pollution, Land Contamination and Land Instability', and policies set out in the SADPD. The SPD also provides guidance on policy requirements and methods that applicants can use to satisfy these requirements related to their sites. The guidance in the SPD may be beneficial as it will assist in supporting the health and wellbeing of communities and ensure that the environmental impacts of development are appropriately mitigated for, minimising such impacts, improving the general amenity, and in some instances the health, of human populations. The SPD provides further guidance on the policy approach set out in the Local Plan Strategy and SADPD. No negative impacts are identified in relation to any of the specific characteristics. No feedback was received from either stage of consultation which indicates groups with protected characteristics would be negatively affected by this document. The adopted policies to which this guidance relates, have previously been subject to EqIA and found that no significant impact on protected characteristics was likely to arise from their implementation. The EIA will be reviewed (and updated) once the initial consultation has taken place.
Religion & belief	The SPD may have an impact those living and working in the borough. The adoption version of the Environmental Protection SPD provides further guidance on the implementation of LPS policy SE12 'Pollution, Land Contamination and Land Instability', and policies set out in the SADPD. The SPD also provides guidance on policy requirements and methods that applicants can use to satisfy these requirements related to their sites. The guidance in the SPD may be beneficial as it will assist in supporting the health and wellbeing of communities and ensure that the environmental impacts of development are appropriately mitigated for, minimising such impacts, improving the general amenity, and in some instances the health, of human populations. The SPD provides further guidance on the policy approach set out in the Local Plan Strategy and SADPD. No negative impacts are identified in relation to any of the specific characteristics. No feedback was received from either stage of consultation which indicates groups with protected characteristics would be negatively affected by

	this document. The adopted policies to which this guidance relates, have previously been subject to EqIA and found that no significant impact on protected characteristics was likely to arise from their implementation. The EIA will be reviewed (and updated) once the initial consultation has taken place.
Sex	The SPD may have an impact those living and working in the borough. The adoption version of the Environmental Protection SPD provides further guidance on the implementation of LPS policy SE12 'Pollution, Land Contamination and Land Instability', and policies set out in the SADPD. The SPD also provides guidance on policy requirements and methods that applicants can use to satisfy these requirements related to their sites. The guidance in the SPD may be beneficial as it will assist in supporting the health and wellbeing of communities and ensure that the environmental impacts of development are appropriately mitigated for, minimising such impacts, improving the general amenity, and in some instances the health, of human populations. The SPD provides further guidance on the policy approach set out in the Local Plan Strategy and SADPD. No negative impacts are identified in relation to any of the specific characteristics. No feedback was received from either stage of consultation which indicates groups with protected characteristics would be negatively affected by this document. The adopted policies to which this guidance relates, have previously been subject to EqIA and found that no significant impact on protected characteristics was likely to arise from their implementation. The EIA will be reviewed (and updated) once the initial consultation has taken place.
Sexual orientation	The SPD may have an impact those living and working in the borough. The adoption version of the Environmental Protection SPD provides further guidance on the implementation of LPS policy SE12 'Pollution, Land Contamination and Land Instability', and policies set out in the SADPD. The SPD also provides guidance on policy requirements and methods that applicants can use to satisfy these requirements related to their sites. The guidance in the SPD may be beneficial as it will assist in supporting the health and wellbeing of communities and ensure that the environmental impacts of development are appropriately mitigated for, minimising such impacts, improving the general amenity, and in some instances the health, of human populations.

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Proceed to full impact assessment?	**No**
Date:	**23/01/2024**

Lead officer sign off	Tom Evans
Date	**23/01/2024**
Head of service sign off	David Malcolm
Date	**23/01/2024**

If yes, please proceed to Stage 3. If no, please publish the initial screening as part of the suite of documents relating to this issue

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Cheshire East Council

OPEN

Environment and Communities Committee

11th March 2024

Conservation Area Appraisals and Management Plans

Report of: Peter Skates, Interim Executive Director of Place

Report Reference No: EC/36/23-24

Ward(s) Affected: Legh Road, Gawsworth, Holmes Chapel, Bollin Hill Wilmslow

Purpose of Report

1 This report seeks approval to adopt Conservation Area Appraisals and Management Plans for Legh Road Knutsford, Holmes Chapel, Gawsworth and Bollin Hill Wilmslow, following a four-week public consultation.

Executive Summary

2 This report seeks approval to adopt Conservation Area Appraisals and Management Plans for Legh Road Knutsford, Holmes Chapel, Gawsworth and Bollin Hill Wilmslow. These areas are part of a three-year work programme to review the Council's Conservation Areas and have been supported and commissioned by each of the respective Parish and Town Councils.

3 Cheshire East Council's Corporate Plan sets out three aims. These are to be an open and enabling organisation, a Council that empowers and cares about people, and to create thriving and sustainable places. In striving to create thriving and sustainable places, a key objective is to protect the historic environment and appropriately control development to protect and support our borough. As such, these Conservation Area Appraisals and Management Plans sets out guidance on how planning decisions can contribute to these aims.

4 The Conservation Area Appraisals add detailed guidance on how the policies of the Local Plan Strategy (LPS) and the Site Allocations and

Development Policies Document (SADPD) should be applied to manage change in the Conservation Areas. Each conservation area has a management plan to assist in future management of the area and provides guidance and support for applicants and homeowners in decision making regarding their property or land.

RECOMMENDATIONS

The Environment and Communities Committee is recommended to:

1) Consider the feedback from the public consultation (Appendix E).

2) Approve the Legh Road Conservation Area Appraisal (including a boundary review) and Management Plan (Appendix A) for adoption.

3) Approve the Holmes Chapel Conservation Area Appraisal and Management Plan (Appendix B) for adoption.

4) Approve the Gawsworth Conservation Area Appraisal and Management Plan (Appendix C) for adoption.

5) Approve the Bollin Hill Wilmslow Conservation Area Appraisal and Management Plan (Appendix D) for adoption.

Background

5 The Conservation Area reviews have been undertaken by consultants on behalf of Town or Parish Councils in the relevant area. The documents have then been reviewed by the Council's Conservation Officers to ensure policy compliance and deliverability and made into Cheshire East branded documents.

6 The Appraisal and Management plans for each area have been subject to a public consultation and full consideration has been given to the feedback of the proposed changes to each of the four conservation areas and their communities. The final drafts have been amended where required to take account of the feedback received. The documents are now ready to be considered for adoption.

7 Once adopted, the Conservation Area Appraisals and Management Plans will provide additional planning policy guidance, primarily related to the implementation of Local Plan Strategy policy SE7 "Heritage" and SE1 "Design". Policies within the SADPD also provide detailed requirements that applicants must satisfy in order to gain planning consent, most relevant are policies HER1-HER 8. The Conservation Area Appraisals once adopted, will be a material consideration in

decision making and support the delivery of key policies in the Development Plan.

Consultation and Engagement

8 The Planning (Conservation Areas and Listed Building) Act 1990 does not contain a statutory requirement for consultation on conservation areas. However, Historic England's best practice guidance advocates wider community consultation as part of the review process.

9 The public consultation on the four Conservation Area Appraisals took place between the 5th June – 3rd July 2023. Homeowners and business within the conservation area boundary (and proposed) were sent letters informing them of the consultation period and where the documents could be viewed. The consultation was advertised in the local newspaper, on the Cheshire East website and social media platforms where available. There was also the opportunity to have a telephone call with a conservation officer to discuss any issues.

Legh Road

10 There were 37 responses from the Legh Road consultation, 25 objections, 3 neutral responses and 9 in support. Themes coming out of the consultation largely centred around three points, these were: objection to removal / boundary amendment of the conservation area; removal of property security signage; issues relating to damage to the grass verges. Each consultation has been considered and, notwithstanding the level of public support for the retention of the areas identified for removal, for the reasons set out in Appendix A it is proposed to retain these areas within the Conservation Area.

11 The wording within the appraisal regarding the grass verges and security signage has been altered to reflect the general concerns raised by residents and to reflect the balance between protecting property and ensuring the conservation area significance is protected. The boundary of the conservation area will not be altered.

12 A few minor amendments have also been carried out in response to the feedback regarding minor errors.

Gawsworth

13 The Gawsworth consultation received two responses, one neutral and one in support. A minor change has been made to the appraisal because of the feedback. A proposal to amend the boundary will be supported and adopted resulting in the very northern section of Church Lane forming the amended boundary, where it was considered the tree

lined avenue terminates and becomes typical tree cover found elsewhere in Gawsworth Village.

Bollin Hill

14 Bollin Hill, Wilmslow, received one response; minor changes have been made to the document.

Holmes Chapel

15 Holmes Chapel received two responses; minor changes have been made to the document.

16 Local Ward Councillors were informed of the consultation and of the intention to proceed to adoption following minor amendments. Where there is a proposed boundary alteration to a conservation area, formal notification must be provided to the London Gazette and to the land charges team in the Council upon adoption of the amendments. The documents will be made available on the heritage section within the Council's website.

Reasons for Recommendations

17 Within the Cheshire East Local Plan there are policies set out for the protection of the Borough's designated heritage assets. However, these are not area specific. Conservation Area Appraisals and Management Plans are a recognised way of putting in place additional planning guidance, providing a more detailed level of understanding and protection for heritage, and are a material consideration in determining planning applications. They should assist applicants when making relevant planning applications, and the Council in determining them.

Other Options Considered

18 The Council could choose not to adopt the Conservation Area Appraisals or Management Plans. Any relevant planning application would continue to be assessed against existing planning policies. However, this would not allow the Council to provide additional practical guidance on specific heritage matters or give clarity to the approach that should be employed by all parties in a consistent way that gives certainty to applicants and decision makers whilst protecting the heritage of the borough.

Implications and Comments

Monitoring Officer/Legal

19 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on the Council to determine which

parts of their area are areas of special architectural or historic interest, and the character or appearance of those areas which it is desirable to preserve or enhance. Those areas should be designated conservation areas.

20 Section 70 of the Planning (Listed Building and Conservation Areas) Act 1990 requires the local authority to notify the Secretary of State for Digital, Culture, Media and Sport and Historic England of the designation. Also, to advertise the designation both in the London Gazette and a local newspaper.

21 The designation must be based on an up-to-date, available evidence base to demonstrate the area's need for additional protection (the character appraisal and extension).

22 The National Planning Policy Framework and the associated Planning Practice Guidance also set out national policy about the circumstances in which Conservation Area Reviews should be prepared.

Section 151 Officer/Finance

23 There will be minor administrative costs associated with the adoption of the four appraisals, this will include notification to residents within the conservation area where a boundary extension or alteration is proposed, and the cost of paying for advertisements to be placed in the local newspapers advising of the formal adoption and notification within the London Gazette. These costs will be met within the Planning Service budget.

24 The Appraisals written by consultants have been funded by the relevant Town / Parish Council with no impact on the Council's budgets.

Policy

25 The Conservation Area Appraisals will provide additional guidance to assist applicants and decision makers on how to apply relevant policies of the development plan.

26 Each of the parishes have a neighbourhood plan in place and each of the Conservation Area Appraisals have been reviewed to ensure consistency with the relevant neighbourhood plan.

Equality, Diversity and Inclusion

27 The Council has a duty under Section 149 of the Equalities Act to have due regard to the need to: eliminate discrimination; advance equality of opportunity between persons who share a "relevant protected characteristic" and persons who do not share it; foster good relations

between persons who share a “relevant protected characteristic” and persons who do not share it.

28 The approach to the public consultation has been considered and has provided opportunities for all within each of the communities to engage and provide an input. There are no Equalities implications for the adoption of the CAA.

Human Resources

29 There are no implications for human resources.

Risk Management

30 The adoption of planning documents can be subject to judicial review. The risk is mitigated by following the process for the preparation of a Conservation Area Appraisal and boundary review, which is governed by legislative provisions (as set out in the legal section of the report).

31 The preparation of appraisals and management plans can assist planning application decision-making. They need to be carried out in line with relevant statutory requirements. Public consultation is recommended as a matter of good practice, and this will assist in enabling material weight to be given to the documents in decision making.

Rural Communities

32 Conservation area appraisals and management plans can cover rural and non-rural communities. At Gawsworth the proposed extension to the conservation area covers peripheral more rural areas. Where this is applicable, the area will benefit greatly from the progression of the plans to provide an up-to-date assessment of the heritage in the area and how this is to be positively managed, preserving the character of the rural area.

Children and Young People including Cared for Children, care leavers and Children with special educational needs and disabilities (SEND)

33 There are no immediate implications for children and young people resulting from this report’s recommendations, however, the progression and approval of the conservation area plans has the potential to provide wellbeing benefits to children and young people through long-term heritage, conservation and environmental benefits in the local area.

34 *Public Health*

35 Whilst there are no direct implications for public health arising from the review of these conservation areas, in a general way the preservation of valued characteristics in an area can contribute to the area's overall quality and the well-being of residents and visitors.

Climate Change

36 Whilst the conservation area reviews do not have any direct climate change implications, guidance is available in regard to the maintenance of historic buildings which contributes to making buildings more energy efficient, and guidance is also available in regard to ensuring new building within a conservation area is of a high standard and in keeping with Government guidance on sustainability.

Access to Information	
Contact Officer:	Emma Fairhurst Senior Design and Conservation Officer Emma.fairhurst@cheshireeast.gov.uk
Appendices:	Appendix A: Legh Road Knutsford Appraisal and Management Plan Appendix B: Holmes Chapel Conservation Area Appraisal and Management Plan Appendix C: Gawsworth Conservation Area Appraisal and Management Plan Appendix D: Bollin Hill Wilmslow Appraisal and Management Plan Appendix E: Consultation responses
Background Papers:	N/A

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Knutsford Legh Road Conservation Area Appraisal and Management Plan

January 2024

Knutsford Legh Road Conservation Area Appraisal

CONTENTS

Summary Of Special Interest		4
1	Introduction	5
2	Public Consultation	5
3	Location, Administration And Designations	6
4	Planning Policy Context	7
5	Origins And Historic Development	8
5.1	Knutsford's Early History And Context	8
5.2	The Development Of Chelford Road	10
5.3	18th Century Turnpikes	11
5.4	The Development Of Toft Road	11
5.5	The Development Of Legh Road	12
6	Character And Appearance – Spatial Analysis	17
6.1	Character Area A – Toft Road	18
6.2	Character Area B - The Legh 'Knutsford Estate'	21
6.3	Character Area C – Chelford Road	26
6.4	Views, Vistas And Setting	27
6.5	Traffic And Pedestrian Movement	29
6.6	Trees, Landscape And Open Spaces	29
6.7	Boundaries And Building Plots	31
6.8	Public Realm	33
7	Materials, Vernacular Buildings And Architectural Styles	33
8	Boundary Review	37
1.	Toft Road And Paradise Green	38
2.	Chelford Road	39
9	Problems, Pressures And Capacity For Change	41
9.1	Boundaries	41
9.2	Public Realm - Highways, Verges And Pavements	42
9.3	New Development	44
9.4	Other Planning Considerations	45
9.5	Recognition Of Important Buildings	45
9.6	Trees	46
9.7	Sanctuary Moor	47
10	Monitoring And Review	48
11	Further Information	48

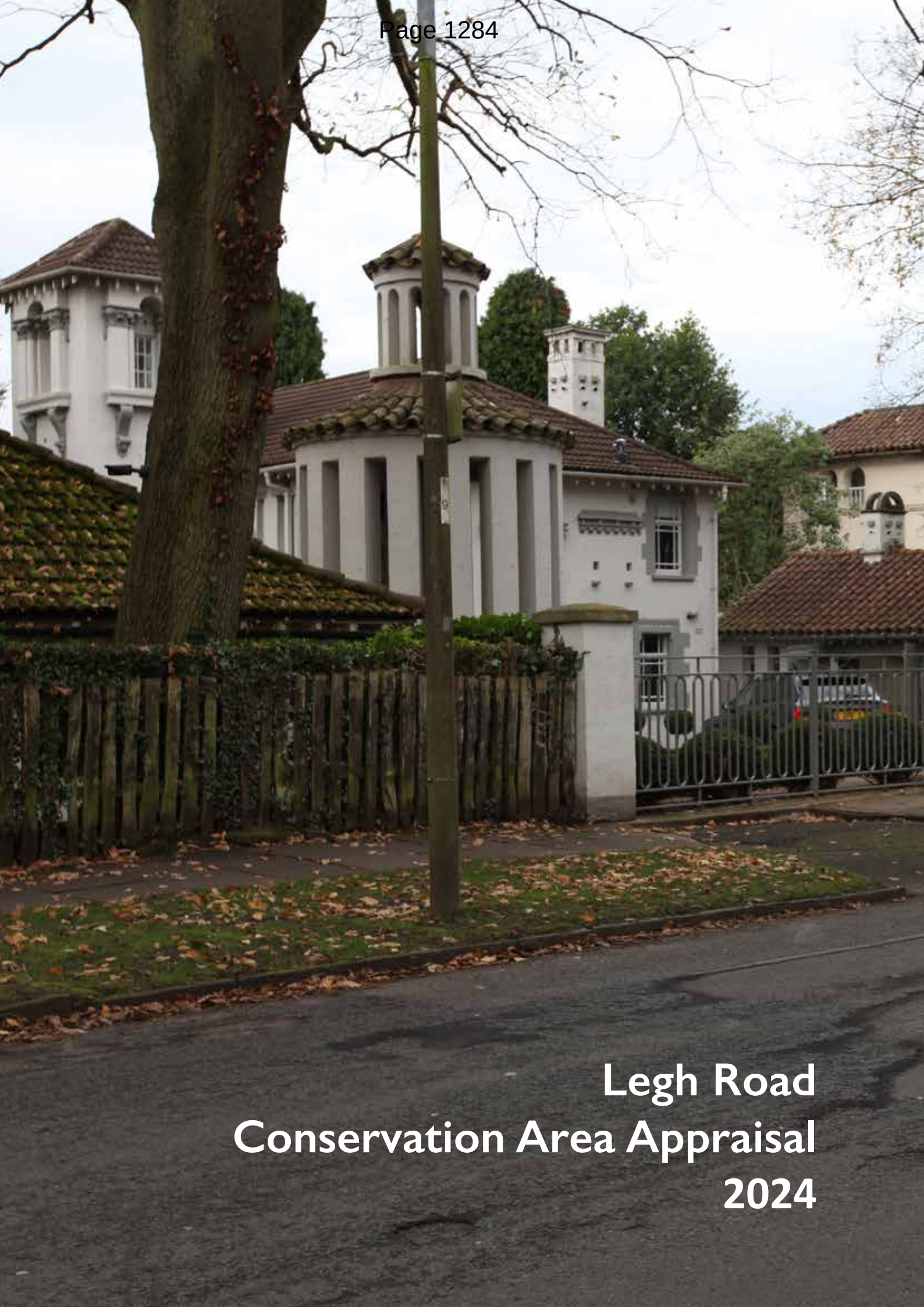
Figures

Figure 1 - Legh Road Conservation Area - July 2021 - **Designations**
Figure 2 - Legh Road Conservation Area - July 2021 - **Character Areas**
Figure 3 - Legh Road Conservation Area - **1866 Plan**
Figure 4 - Legh Road Conservation Area - July 2021 - **Spatial Analysis**

Appendix 1 - Building Summary Table

Knutsford Legh Road
Conservation Area Management Plan 2024

Introduction	50
New Development	50
Archaeology	53
Boundary Review	54
Planning Control	55
Advice To Occupiers	58
The Local List And 'Non Designated Heritage Assets'	59
Protection Of Trees	60
Streets, Traffic And Highway Management	62



Legh Road Conservation Area Appraisal 2024

Conservation Area Appraisal 2024

Summary of Special Interest

The Legh Road Conservation Area forms part of the town of Knutsford, with which it has strong associations through the work of Richard Harding Watt, a local philanthropist and architectural enthusiast who built a number of buildings in both Legh Road and the town centre. Watt was a Manchester glove merchant who was wealthy enough to indulge his passion for travel and who brought back some unusual ideas from his visits to the Mediterranean and beyond.

The villas he built, for himself and which he let and sold in Legh Road, are a unique collection of buildings, which are the most distinctive feature of the conservation area; the majority are listed buildings. They are a nationally important collection.

The conservation area is split into three well-defined areas, of which the Richard Harding Watt buildings fall within the central part. Earlier developments run along the main arterial routes which form the outer edges of the Conservation Area to the east and west, which each have a distinct character. The Legh Road Conservation Area also includes a number of 17th century, 18th century, late Georgian, Victorian, Edwardian and inter-war houses, most of which are set in large, mature gardens.

The key characteristics are:

- Leafy, suburban fringe, dominated by mixed planting with many trees of 100+ years of age
- Generous curving road alignments, laid out in accordance with the fashionable 'estate' / park developments of the mid-late 19th century
- Highly unusual suite of townscape, with buildings commissioned by R H Watt, adopting a strong Mediterranean influence and distinct architectural language
- Arts and Crafts houses, with local reference points in use of materials
- Large, polychromatic brick houses, often erected on raised platforms with commanding presence
- Green corridor and tree canopy linking plantations, street trees, gardens and wildlife reserve
- Picturesque Estate character and sporadic historic buildings along Chelford Road in approaches to Booths Hall and Legh estate
- Small-scale of Toft Hall / Leycester estate cottages scattered along Toft Road
- Part-hidden, high-status, genteel housing throughout the conservation area

1 Introduction

1.1 Conservation areas are protected under the 1990 Planning (Listed Buildings and Conservation Areas) Act and every local planning authority has a duty to review their conservation areas from time to time. Section 72 of the Act specifies that it is the general duty of local planning authorities, in the exercise of their planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of these conservation areas.

1.2 The Legh Road Conservation Area was first designated in May 1976. The boundary of the conservation area was subsequently amended and extended on 3rd August 2005 by Macclesfield Borough Council, at the time of the last review. A Conservation Area Appraisal was produced in August 2005 and is a Supplementary Planning Document. Since then, there have been a number of changes within the Legh Road Conservation Area and planning policy guidance has changed.

1.3 This appraisal document incorporates a review of the Legh Road Conservation Area boundary (section 8). It describes the special architectural and historic interest of the existing conservation area and the proposed modifications to its boundary & also identifies opportunities for enhancement. It follows the model set out in Historic England Advice Note 1 – Conservation Area Appraisal, Designation and Management (second edition, Feb. 2019) and 'Valuing Places: Good Practice in Conservation Areas', (2011, Historic England).

1.4 This Appraisal and the associated Management Plan are addressed at local people who own and occupy property within Knutsford and managers, developers, consultants and decision-makers.

1.5 The contents of this appraisal are also a material consideration when determining applications for development, dealing with appeals, or proposing works for the preservation or enhancement of the area.

1.6 The appraisal is accompanied by a Management Plan, which is a separate part, describing what the planning authority, and other organisations responsible for the historic environment, will do to preserve or enhance the character of the Conservation Area.

2 Public Consultation

2.1 Once conservation areas are designated, councils are obliged, under Section 71 of the 1990 Act, to formulate and publish proposals for their preservation and enhancement, and to consult the public on these proposals before publishing the final documents, which should take these consultations into account.

3 Location, Administration and Designations

3.1 The Legh Road Conservation Area is situated within the built-up area, which forms the larger settlement of Knutsford, immediately to the south of Knutsford town centre. Knutsford is a key service centre and the vitality and growth of the town is key to the prosperity of the borough as a whole. Knutsford is 40 kilometres or 24 miles to the west of Chester, and the conservation area lies between two diverging main routes out of Knutsford – to the east is the Chelford Road, the A537 to Macclesfield, and to the west, Toft Road, the A50 to Holmes Chapel and The Potteries.

3.2 The conservation area is surrounded by the rolling fields and relatively flat topography of the Cheshire Plain. The town is surrounded by Green Belt and open countryside (see Local Plan Part 1 - Policy PG6). To the north and west of Knutsford lie extensive wetlands, characterised by Tatton Mere and Tabley Mere and, to the east of Chelford Road, Booth's Mere. The local surrounding topography has also been shaped by the extensive extraction of salt from the wetlands in the Northwich area.

3.3 Sanctuary Moor, to the west of the Harding Watt properties in Legh Road is a large area of private wetland located within the conservation area but not accessible to the public. This is a Grade A Site of Biological Importance and is designated as a site of "Nature Conservation Importance" in the Local Plan (see Policies SE3 and SE4 of the Local Plan Strategy and E2, E3 and HE5 of the Neighbourhood Plan). The gardens behind the Harding Watt houses therefore slope gently down to this wetland, and this fall in level is reflected in a similar drop along Brook Street, as the road enters Knutsford Town.

3.4 The local planning authority is Cheshire East Council, a unitary authority, with borough status. Knutsford Town Council was formed in 1974 and has a town mayor and responsibility for a number of local services, including town centre management. The Town Council has funded this revised appraisal and management plan (2024).

3.5 The Legh Road Conservation Area was designated in May 1976 and was extended in August 2005. To the immediate north, and separated by only a short stretch of road, lies the Knutsford Town Centre Conservation Area.

3.6 In addition to the designated conservation area there are a number of listed buildings and Tree Preservation Orders. The listed buildings are illustrated on Figure 1. There are a large number of listed buildings lying along the west side of Legh Road. There are also listed buildings along Toft Road.

3.7 Cheshire East Council also has a published Local List of buildings. These are also illustrated on Figure 1. These are buildings that were originally identified by Macclesfield Borough Council. However, there are no accompanying descriptions with these designations. Buildings on the Local List are automatically considered to be 'non-designated heritage assets', as set out in the Framework. The Local List is currently (2023) under review to ensure greater consistency across the borough.

4 Planning Policy Context

4.1 The policies which affect conservation areas are set out in national guidance, the National Planning Policy Framework (July 2021), and the accompanying Planning Practice Guidance, which is published and updated on the government website.

4.2 Conservation Areas are also affected by local policies:

- Cheshire East Local Plan is split into two parts. Part 1 is the Cheshire East Local Plan Strategy (2010-2030) which was adopted in July 2017. Policies SE3 to SE7 are of particular relevance to this conservation area. Part 2 is the Site Allocations Development Planning Document. This was adopted in December 2022.

- Knutsford Neighbourhood Plan (2010-2030) was adopted in March 2019. This includes a number of Heritage Policies and Design Policies which are a material consideration.

5 Origins and Historic Development

5.1 Knutsford's Early History and Context

It is uncertain when occupation first started in Knutsford. The only prehistoric find known in Knutsford is a Neolithic stone axe found in the south west area of the modern town. No evidence of Romano-British activity has been discovered, nor is there an evidence of an established community at the time of King Canute (1015 to 1035AD).

The Domesday Book of 1086 recorded Cunutesford, as a manor in the Bucklow (Bochelau) Hundred held by Egbrand, a free man under William Fitznigel Baron of Halton, who in turn held it under Hugh Lupus Earl of Chester.

Over Knutsford, Cross Town and Nether Knutsford constitute the three historic townships which comprise the modern-day settlement. Their fortunes are intermingled and not fully understood. The focus of this appraisal is the land lying predominantly in the township of Over Knutsford, of which there are remnants of settlement along Chelford Road, and the former agricultural land within the township to the west of the medieval settlement. The western part of the conservation area extends beyond Over Knutsford and includes a linear stretch of land roughly following Toft Road, which fell within the historic townships of Bexton and Toft. This land was outside the developed settlement until the 20th century, as development has coalesced to fill in many of the gaps along Toft Road.

Cross Town is thought to be the site of Knutsford's earliest settlement, on the east side of the moor. A separate nucleated settlement was located along the Chelford Road, probably the settled part of the manor known as Knutsford Booths, but also known as **Over Knutsford.** Over time, a separate settlement developed on the western slope of the town moor. This was formalised as a 'new town' when Edward I granted a market charter to William de Tabley of Over Tabley who held the township of Over Knutsford under Richard Massey of Tatton. In order to distinguish this area from the settlement of Over Knutsford it was given the name of **Nether Knutsford,** but it is now the present town centre. The King's Charter also stipulated that the burgesses should grind corn at the lord's mill. This was probably a water mill situated at the southern end of the marshy area, now known as Sanctuary Moor, located inside the Legh Road Conservation Area.

In 1300 William de Tabley sold the manor of **Over Knutsford** to John de Legh who lived in a manor house (Norbury Booths Hall) on a moated site immediately east of Chelford Road, in an area known historically as Booth's Green. The site of the manor house is a scheduled monument located within the grounds of Booths Hall, the new family seat which was built adjacent to it in 1745.

Speed's map of 1611 shows Knottesford as a substantial settlement. "Bouthes", the seat of the Legh family, also has prominence (Cheshire Record Office).

Over Knutsford and the new town of Nether Knutsford continued to develop as separate entities throughout the medieval period and John de Legh was successful in obtaining a separate market charter for a weekly market, a twice-yearly court leet and a fair in Whit-week for Over Knutsford in 1335. The

town developed with its two independent markets and foci, as an agricultural centre, dominated by landed estates, and became a centre for genteel living in the 18th century, a pattern which continued throughout the 19th century, and continues to this day. However, the eventual consequence of this shift in population and the creation of the new town was the gradual demise and shrinking of Over Knutsford. It is also entirely possible, but not known, that the Legh family may have removed some of the buildings in Over Knutsford in the 18th century to improve their outlook and the approach to their estate. The former settlement is an area of archaeological potential, but there has been little intrusive evaluation, so it is not very well understood.

Knutsford is surrounded by the large historic estates of members of the aristocracy and gentry, of which the largest are now in public / charitable ownership; Tatton Park to the north is the best known and largest, the historic seat of the Massey family. In 1598 Tatton was bought by Sir Thomas Egerton of the Ashridge estate in Hertfordshire from his half sister Dorothy Brereton. It was only after 1706 that the Egertons came to reside in the area when John Egerton built a new house at Tatton in 1715. There are other manorial estates which influenced the development and character of this conservation area: the Legh family estate in Over Knutsford and the Leycester family estate of Toft Hall, located to the immediate south-west of Toft Road. By the 17th century the Leycester family owned the manor of Nether Tabley and it is their initials which we find on the buildings and estate cottages along Toft Road. Around the southern perimeter of the town are the historic seats of Tabley Hall, Bexton Hall, Toft Hall, Ollerton Hall, Moseley Hall, and Booths Hall, forming a necklace of landed property and high quality agricultural land.

Greenwood's County map of 1819 clearly shows the large parkland estates surrounding Knutsford (Cheshire Record Office).

5.2 The Development of Chelford Road

Chelford Road forms a long stretch of the eastern perimeter of the Legh Road Conservation Area. Development here has occurred in clusters, one at the junction of Chelford Road, Brook Street, Mobberley Road (B5085), and Sparrow Lane. Towards the end of the 19th century, a village shop and post office was built on the corner of Sparrow Lane, which is inscribed with the stirring epithets: "Think of Ease but Work on" and "No gains without pains". On the west side of this junction is The Legh Arms Public House, formerly the Sword and Serpent (the name coming from the Legh family crest). It was mentioned in a newspaper article in 1845. The earliest part of the building contains 18th century brickwork, with segmental arched windows, and contains a date plaque reading "JES 1735"; the later phase of 1896 was instigated by the sale of allotments by the Legh estate to the landlady Hannah Blackshaw, and this expansion led to the creation of a Bowling Green by the end of the 19th century serving the public house, a popular and often sequestered pastime which was actually most prevalent in the late 18th century for public houses; the orange-red brick gable to the street has a half-timbered gable with a datestone of 1896 carved into the bressumer.

To the south of the Legh Arms, on the west side of Chelford Road, a large, triangular plot of land was established by William Caldwell in the late 18th century as a plant Nursery (a small part of his 27-acre business). This area shrank after 1871, as William George Caldwell sold off for development a number of the allotted parcels he had acquired from the Legh Estate (see Figure 4). Caldwells retained an area for horticulture and glasshouses opposite their retail shop, which was located at No. 17 Chelford Road and following the closure of Caldwells in 1992, this nursery site was developed as three detached houses known as 'Legh Gardens'. Similarly, the retail shop on the east side of Chelford Road was redeveloped and now incorporates three properties (Caldwell House, Garland Cottage and Oak House) with a reduced frontage. Maple Mews and Buckingham Drive were built on the remainder of the site that was to the side and the rear of the shop.

Further south, along Chelford Road, historic development is more loose-knit and perhaps reflects the ad-hoc development around the edge of common land and waste. A 'green' is recorded on the Tithe map opposite Higher Town Farm (the farm buildings displaced by the cul-de-sac entrance - Carrwood). The presence of Booth's Green, also known as Higher Town Green, is recorded in the name of the property 'Tithe Green' and vestiges of the green are preserved in the mown open area adjoining the highway.

Extract from the Tithe Map of 1848 from Over Knutsford (EDT 316/2 - Cheshire Record Office), clearly showing Booth's Green.

This area contains the earliest building within the Legh Road Conservation Area, the Old Court House (now divided into West Court and The Old Courthouse). A listed building, it stands back from the Chelford Road and incorporates a 17th century hall, anecdotally the site of a manorial court. Close by, but currently outside the conservation area, a further early 17th century cottage (no. 29 Chelford Road) remains with exposed timber framing. Another cluster of cottages further south and on the east side of Chelford Road, close to where it meets Leycester Road and Parkfield Road, was developed in the 18th century, but probably has its origins in the settlement of Over Knutsford. These currently fall outside the conservation area (see Boundary Review) but one has evidence of a cruck-frame, which may reflect

a medieval or post-medieval origin. One of these cottages was a brew house called the 'Ring o' Bells'. The settlement of Over Knutsford, which had five inns or alehouses in the 1670s, has clearly shrunk, so that what remains are the scattered fragments of a once much higher density medieval settlement along Chelford Road.

5.3 18th Century Turnpikes

The Chelford Road and the Toft Road are two principal arterial routes on the south side of Knutsford, which meet in the centre of the town. Both of these were turnpiked:

- Toft Road (also known in part as London Road), now the A50, linked Knutsford with Holmes Chapel. This was turnpiked in 1753 (Cranage and Warrington Turnpike).

- Chelford Road, now the A537, linked Knutsford with Macclesfield. This was turnpiked in 1769 (Macclesfield and Nether Tabley Turnpike).

These two arteries, parts of which fall within the Legh Road Conservation Area, contain a sporadic, linear / ribbon settlement facing these principal roads. Whilst the historic buildings facing Chelford Road are the remnants of an earlier medieval settlement, the development facing Toft Road appears largely to post-date the creation of the turnpike; indeed, it is possible that the turnpike was created in conjunction with land exchanges or agreements with the Leycester family to formalise, straighten and widen the route, as it splits the historic parkland estate. This may account for the low-lying and historic Croft Lane, which lies to the immediate east of Toft Road, which may have formed the alignment of the original roadway.

5.4 The Development of Toft Road

The western edge of the conservation area contains development running along Toft Road.

Early development along Toft Road is sporadic and there are clusters of cottages lining the road, with occasional larger houses. The earliest houses date from the first half of the 18th century and are typical of roadside encroachments, with shallow plots. Clusters of Toft Estate cottages lie along the road on the east side (e.g. Rowley Bank and Roebuck Cottages) and along Croft Lane. They also include 'White Cottage', possibly a former toll house.

Clusters of linear 18th century development are scattered along Toft Road.

The northern part of Toft Road is focussed on Paradise Green, at the junction of Bexton Lane and Toft Road, an area which still retains a sense of spaciousness, with wide grass verges (see Boundary Review).

Land to the south of Paradise Green, and the west side of Toft Road, remained undeveloped until the 1880s, with two minor exceptions – Toft Cottage (now Sandfield House) and the School House Cottage (dated 1841); both are listed grade II and lie outside the conservation area, the latter built by the Toft Estate as an 'estate' building.

After 1880 four large, detached houses were built, which were not part of the Legh Road development, but with which they share common characteristics, including architect-designed houses in large landscaped grounds, with mature trees. These are: Bexton Lodge, Oakhurst, Bexton Croft, and Rowley Brow (dem.). These comprise the core of the developed edge of Toft Road. Thrushes Mead, a house which was established by 1938, and several other houses of similar design, also lie within the conservation area. Views of these houses are restricted by the tree canopy and deeply-planted gardens.

5.5 The Development of Legh Road

The development of Legh Road followed the sale of the 'Knutsford Estate' of John Pennington Legh in 1866[1]. Until then, the developed part of the conservation area was dominated by the historic road network of Toft Road and Chelford Road. By 1866, the broad triangle of land lying between these two arterial routes and Goughs Lane, in the south, comprised an area of arable land, some plantations, and, in the northern part, river meadows and pasture, and an area of low-lying marshy land, out of which arises the stream now known as the River Lily. It was criss-crossed by a few narrow lanes and footpaths.

From 1866 this all changed as J P Legh sought to lay out and allot an area for development between these two arterial roads; this was initially referred to as the 'Knutsford Estate'. New roads were created from 1871 – Legh Road (20 yards wide) and Parkfield Road (18 Yards wide); Leycester Road, which already existed in the 1830s as a winding lane, was rationalised and widened to a common 18 Yards wide. Whilst the early settlement at Over Knutsford primarily lined the road and was close-knit, from 1871 the new houses along Legh Road and Parkfield Road were set back behind a building line established under a restrictive covenant and its accompanying plan; they were set in spacious grounds, no more than two dwellings to an acre. Some earlier routes and pathways were retained within the plans and they survive as footpaths and drives (Knutsford FP 18, Knutsford FP 19, and Knutsford FP 26). Leycester Road, the old winding lane, has preserved some of this historic, rural character. To the south, the route of Gough's Lane, which already existed and was known as Toft Lane, was also preserved. A handful of buildings already existed within and along the perimeter of the area allocated for development, most significantly a series of large dwellings along the western edge of Chelford Road, which were established from at least as early as the 17th century and survive now, buried deep within the plots, often partially hidden by trees. These include: Tithe House, the Old Court House, The White Cottage and Sandings (Corner Cottage in 1871).

The area which lay between the Chelford Road and the River Lily to its west, all part of the Legh estate within Over Knutsford, comprised the majority of the 'Knutsford Estate' allotted in 1866 and subsequently sold off piecemeal and developed from 1871.

1 John Pennington Legh, Esq., of Booths and of Ryde in the Isle of Wight, heir to his uncle, Peter Legh in 1857, was born 20 November 1827 and died 12 August 1888.

The 1866 plans for the development of the 'Knutsford Estate' were quite ambitious, incorporating land both to the south of Gough's Lane, called the 'Bellefield Estate', and to the east of Chelford Road, called the 'Park Farm Estate', neither of which were developed.

An advertisement in the Chester Courant (5th October 1870) describes how 264 acres of land were for sale "building sites well worthy the notice of capitalists, gentlemen, and builders". The land was described as:

> *"rich light loam on sand and gravel, and being considerably elevated above the surrounding country, ensures the salubrity and healthiness of the estate, and offers every facility for drainage…..The building conditions attached to these particulars are intended to preserve the estates as first class residential properties, and it is intended to restrict the class of houses to be built upon the land to superior private residences."*

The Cheshire Midland Railway was opened on 12 May 1862, connecting Knutsford to Altrincham and Manchester and by 1874 Knutsford was connected to Northwich and Chester. The line stimulated residential development, especially for the middle classes anxious to move out of industrial Manchester. Many of the new residents had lucrative businesses and trades in Manchester. Achieving assurances from the railway company about running extra services were part of the sales negotiations for the development of the Legh Road area. James Carlton, the original purchaser of the 'Knutsford Estate', must have sold it on fairly rapidly as by 1871 The Midland Land and Investment Corporation Limited were selling the lots.

Despite these assurances, the development of Legh Road was slow to catch-on, as can be seen by comparing the 1876 and 1898 Ordnance Survey maps with the 1909 OS map. After 1900, development was much more rapid, bolstered by the enthusiasm of Richard Harding Watt, who bought two lots in 1894 and built his own house, 'The Croft', in 1895, after which he purchased another five lots in 1897. In the early 1900s he proceeded to develop all five plots, sometimes with multiple ancillary buildings.

Richard Harding Watt was a glove merchant and amateur architect. He came to Knutsford in 1895. He is an elusive character as, although he was wealthy, he appears to have inherited his fortune from his father, Richard Harding Hethorn. He was born out-of-wedlock and did not use his father's surname, Hethorn, although this was on the parish register of baptisms, but his mother's surname (Watt).

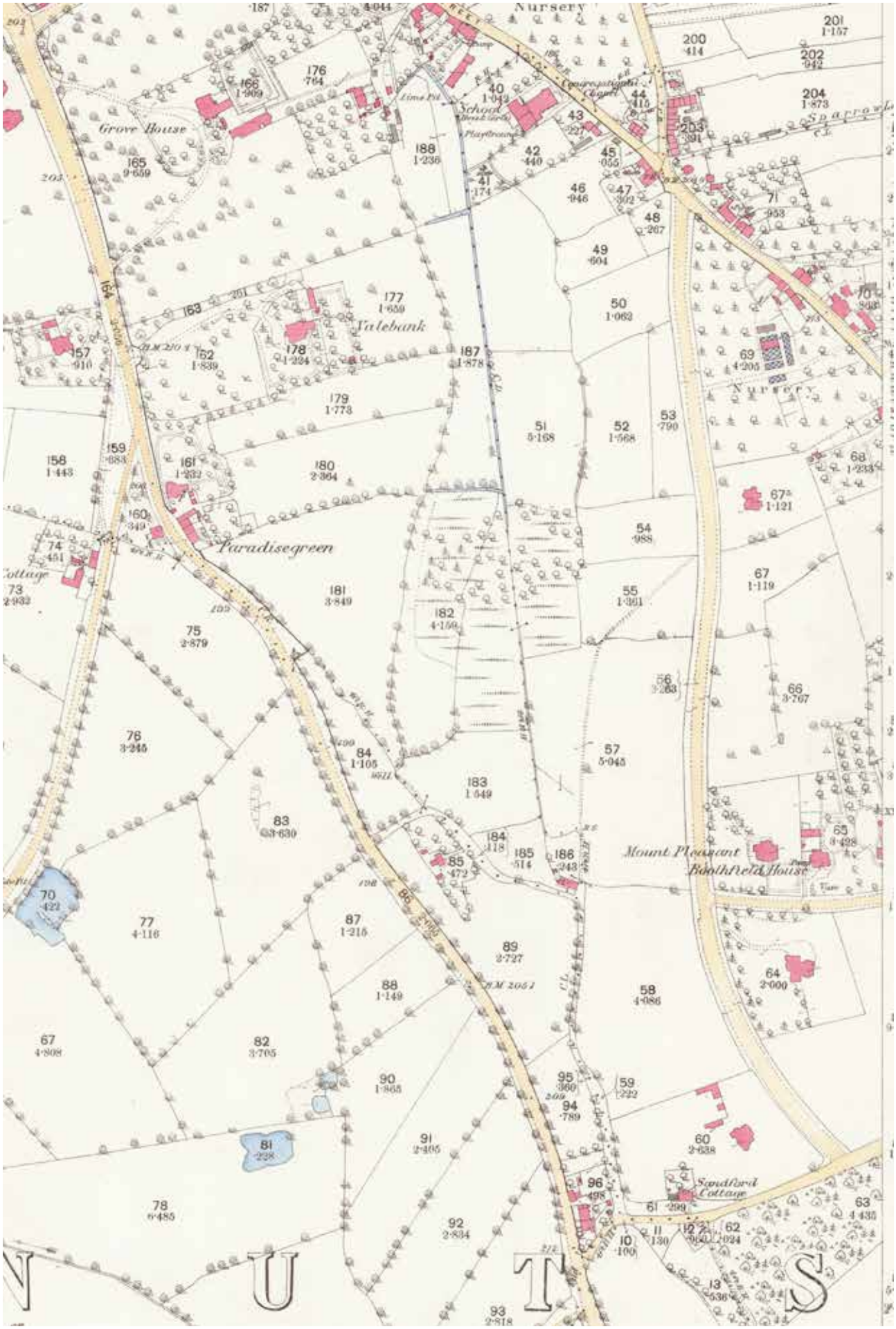
He used different architects to realise his aspirations and incorporated a variety of building forms, the common influence being Mediterranean architecture, in particular the villas of the Roman countryside. The buildings are described in some detail in the latest edition of Pevsner's Buildings of Cheshire. Watt favoured a range of architectural features, which nonetheless exhibit a degree of commonality; this is particularly evident in the long views of his houses across Sanctuary Moor, from the east side of Toft Road. He used imported Roman clay pantiles and rendered masonry, punctuated with stonework, sometimes finely dressed, sometimes re-cycled from other buildings. In many instances the stone embellishments appear to be ad-hoc and a deliberate effort to suggest the passage of time and change. The houses incorporate towers with pierced parapets, bartizan turrets, campanile, open verandahs, and Roman-style chimneys with tiled roofs. There are a number of unusual garden structures which play with geometric forms. The cumulative effect is particularly striking in the long views across Sanctuary Moor, where the pale-coloured houses stand out against the dark backdrop of trees and the skyline silhouette is very pronounced.

In the long views across Sanctuary Moor, the pale-rendered houses stand out against the dark backdrop of trees.

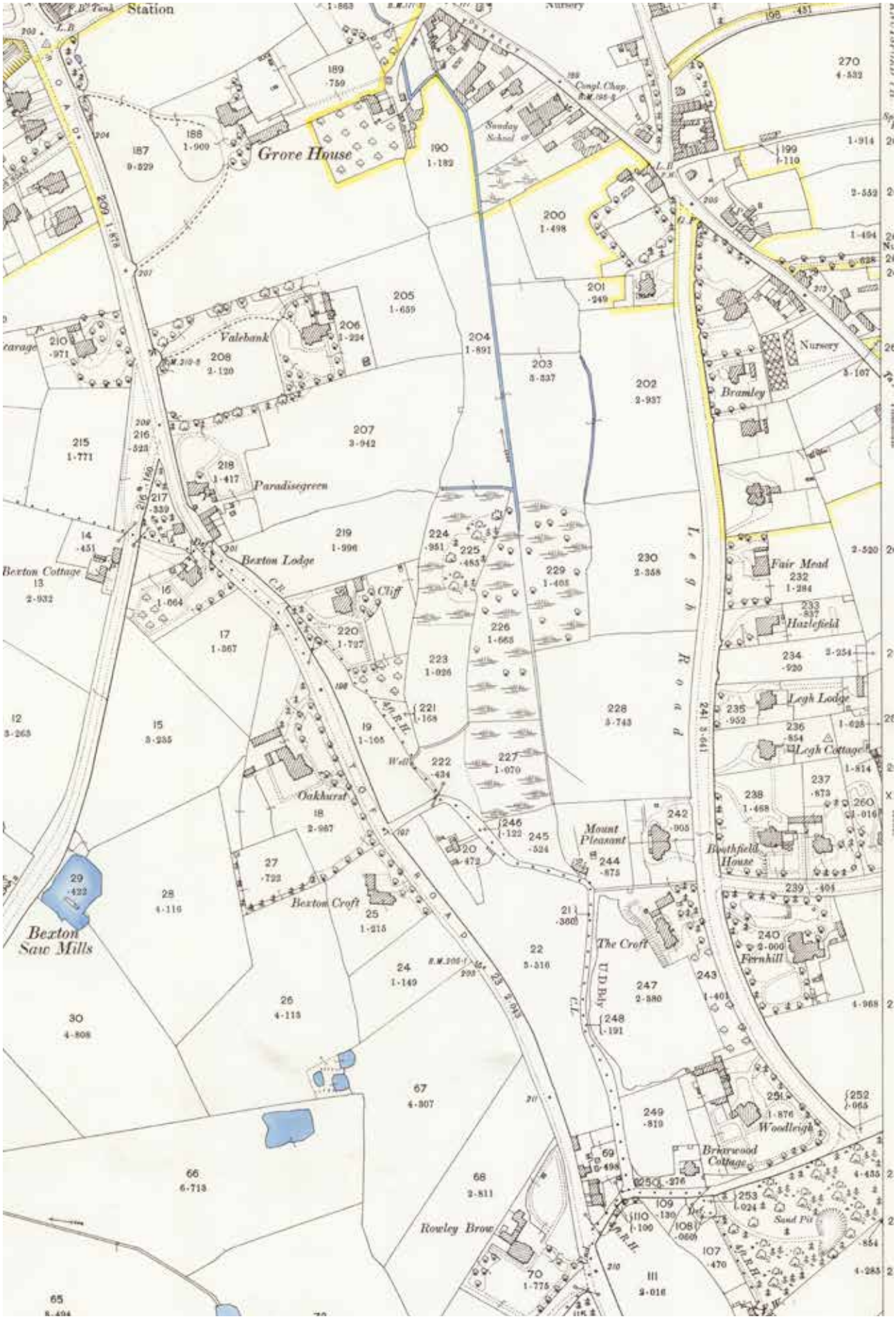
Legh Road - Harding Watt's eclectic mediterranean style of Roman clay tiles, parapets and overhanging eaves.

The Harding-Watt houses and ancillary garden buildings were designed in-the-round, for their individual, intimate and collective appearance.

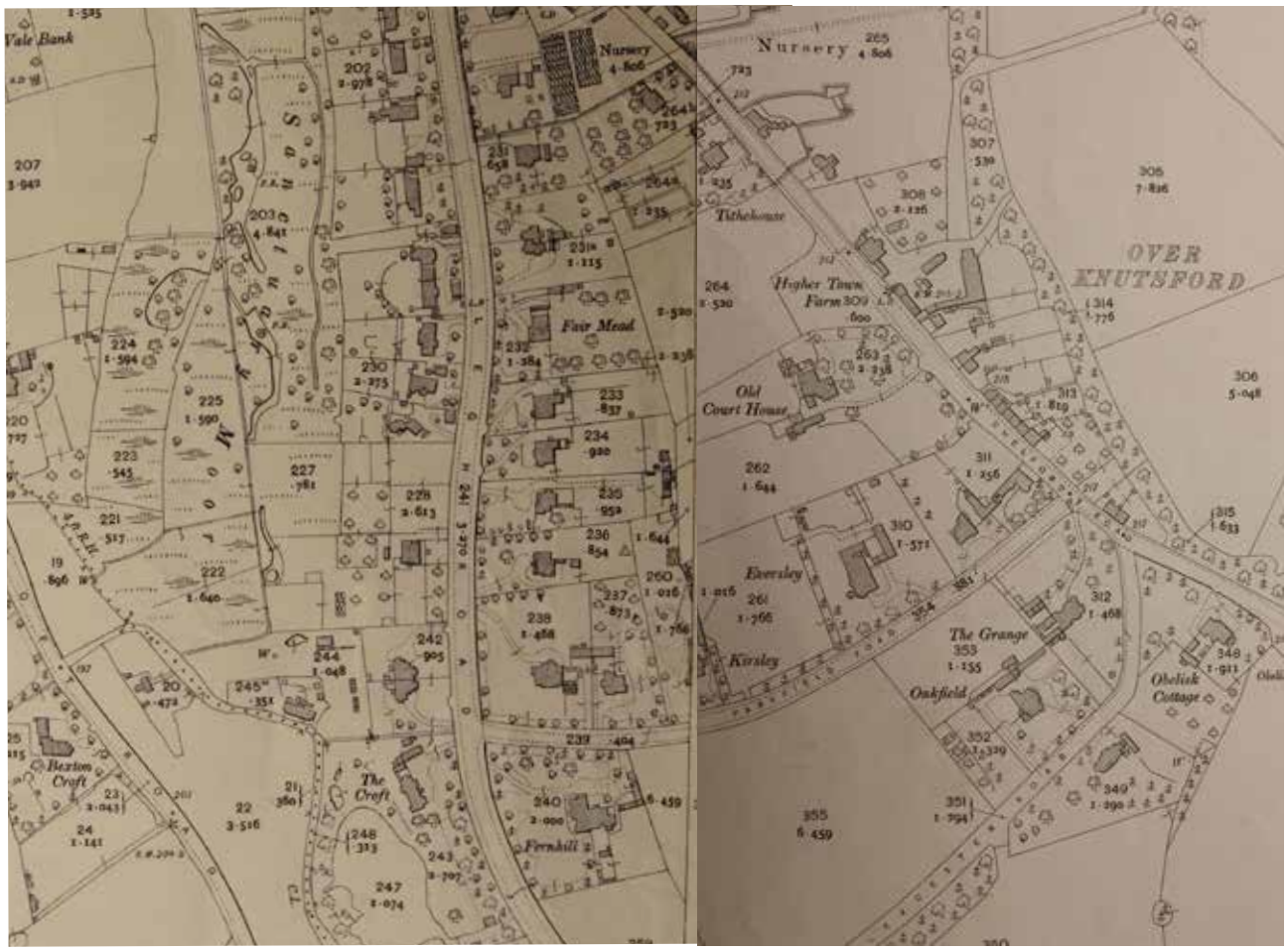
In the early 20th century, as Knutsford expanded, more buildings were added in Leycester Road and Parkfield Road. At the south end of Legh Road, a number of inter-war houses were built as bungalows. Demolition of some large houses and redevelopment of a number of the plots followed a pattern in the mid-late 20th century; Fairmead, Eversley and Fern Hill (a grade II listed building) were demolished in ca. 1980, 1970s and 1982 respectively and replaced with a cul-de-sac of housing (Fairmead) three new houses (Eversley) and a new large block of flats (The Hill). More recently, the pattern has been to demolish some of the smaller houses and replace them with very large properties. This squeezes the available space around the perimeter of each house, so that there is a much greater density than originally intended in the designed layout of the estate. A number of the new 21st century houses on the larger plots have, nevertheless, made a positive contribution to the character of the conservation area (see Figure 1).



First edition Ordnance Survey map of 1876 (1:2500 scale) showing the Toft Road leading to Paradise Green and the more developed Chelford Road, with Legh Road, a rural lane. Development has started along Parkfield Road.



Second edition Ordnance Survey map of 1898 (1:2500 scale) showing fully developed plots along the east side of Legh Road, scattered houses along the west side of Legh Road and the west side of Toft Road.



Third edition Ordnance Survey map of 1909 (1:2500 scale) showing the Harding-Watt houses along the west side of Legh Road and Sanctuary Moor (Cheshire Record Office).

6 Character and Appearance – Spatial Analysis

The Conservation Area divides into three distinct areas of different character:

A. Toft Road
B. The Legh – Knutsford Estate
C. Chelford Road

Positive Buildings

In addition to the grade II listed buildings, many buildings make a positive contribution to the character of the conservation area. These are illustrated on Figure 1. Positive buildings are those with a particularly strong, coherent, and individual design, including good examples of Domestic Revival architecture, incorporating the use of high-quality materials, or buildings of genuine traditional form and historic interest, with a high degree of surviving vernacular materials. They will have either historic or architectural interest, or a combination of both. Some buildings with an historic core or notable historic association can also be considered positive buildings, but they should also preserve some degree of outward historic form. Positive buildings can also include modern architecture but only those buildings dating from before 1950 will be considered as 'non-designated heritage assets'. This includes buildings which are identified on the Local List and all others identified in this appraisal.

Short descriptions of each of the buildings are included in the summary table – appendix 1. All appraisals evolve and the omission of any building should not be taken to imply that it is of no value.

6.1 Character Area A – Toft Road

Toft Road was turnpiked in 1753 and this may have been the catalyst to the scattered development along its length; it is not entirely clear but Croft Lane, which lies to the immediate east, has a hollow-lane character in places and this may have been the original alignment of the road to Nether Knutsford, displaced in the 18th century when the main road was turnpiked. The lane continues to the south of Leycester Road as a public footpath (Knutsford FP19).

Croft Lane with its hollow-lane sunken character and overhanging mature trees.

Scattered development along Toft Road is dominated by the small cottages of the Leycester estate, which are spread out along the east side of the road in small groups. Two estate cottages to the west (grade II listed buildings) fall outside the conservation area. In 1841 Ralph Gerard Leycester owned many of the properties which we can still see along the road. Their estate character is still remarkably well preserved, and they include: Humbug Cottage, Nos. 3-5 Gough's Lane, Roebuck Cottage (formerly The Roebuck Inn), Rowley Cottage and White Cottage and Nos. 2 and 4 Croft Lane (the rear and chimneys of which are clearly visible from Toft Road).

Although dispersed, there are common characteristics to these estate buildings, such as the use of segmental brick arches, small-paned casements, and large-format slate roofs. White Cottage is more unusual because it has distinctive hood moulds over several windows; these are commonly associated with buildings of the picturesque movement, adopting an Old English Tudor style. Given the location of the building so close to the edge of the road, the distinctive presence of windows with hood moulds, and the proximity of the roadside window to the corner of the building, it is possible that this building started out life as a tollhouse. In addition, on the corner of Gough's Lane, are the semi-detached pair of cottages called Rose Bank and Toft Cottage (built by 1876, by the Leycester estate).

The sense of spacious surroundings to the cottages, and their historic character as part of the estate is still preserved by the rural setting, fields, and the backdrop of trees along Croft Lane, a linear backdrop which continues along the alignment of the public footpath (Knutsford FP19) to the south of Leycester

Road. Views and historic associations are shared between Toft Road and the historic route of Croft Lane, which are particularly dynamic across the fields known locally as 'Dairy Farm Field'.

Views from Toft Road to Croft Lane across the fields are distinctive, with the trees following the lane forming a backdrop.

Many of the trees along the edge of Croft Lane may originate in the 19th century (there are a number of TPO oaks) and the sunken character of Croft Lane is very different from other parts of the Legh Road Conservation Area. The lane is narrow, without pavements or mown verges, and some of the largest trees are located on the embanked edges of the lane, which creates a large canopy overhead and a darker character to the lane. Despite the traffic along the A50, the character is one of relative tranquillity and visual separation from Legh Road.

The character of Croft Lane is intimate and largely rural in character, dominated by hedges running along and lining the lane, with small cottages, such as the pair of estate cottages, Nos. 2-4 Croft Lane, which are recorded on the 1848 Tithe map, and which retain their casement windows, segmental brick arches, English bond brickwork, and blue-clay tiled roofs. The distinctive, jettied-effect Molly Potts Cottages, adapted by R H Watt in 1897 (included in Character Area B as they were part of the Legh family / Booths Hall estate), equally contributes to the special interest of Croft Lane.

Modern development, sandwiched between Toft Road and Croft Lane, has tended to be of a small scale overall and is relatively neutral in terms of impact. The adoption of cottage designs for new development, up-scaled and given deeper floor plates and wider gables, however, has tended to obscure the authenticity of the 19th century buildings, and dilute the character.

Moving towards Knutsford at Paradise Green, at the north end of the conservation area in Toft Road, there is another cluster of houses which were not part of the Toft Hall estate. Paradise Green is an edge of settlement development, close to the site of the original town corn mill. There is a long view from Toft Road down towards Sanctuary Moor and the historic water course (now known as the River Lily) and the former millpond. This provides the best vantage point to see the Richard Harding Watt houses along Legh Road. As the houses were designed to be seen as a suite of buildings, known colloquially as 'The Terraces', with their roofscape and silhouette intended to be appreciated from

Sanctuary Moor and from the main Toft Road to the west, this view is an important part of their setting, which contributes to their individual and cumulative significance.

'The Lodge' has a handsome late Georgian façade to Toft Road; with a shallow, full-height Regency bow to the north, where it would have been seen in full view, when approaching from the town centre. The house was largely remodelled circa 1800 by Captain Kinsey but it has an earlier core which is contemporary with the row of three early-mid 18th century cottages to the south, End Croft, The Cottage and Midcot. Another Regency-style house, Garden Cottage, opposite, was built in 1862 but reflects the character of The Lodge, with its Flemish bond brickwork, gauged brick lintels and arched doorcase, and was perhaps deliberately conservative.

The Lodge at Paradise Green, remodelled in ca.1800, with its handsome bow-fronted northern elevation.

Molly Potts designed for Harding-Watt is highly distinctive.

Rustic porches at Paradise Green

The west side of Toft Road was developed in the second half of the 19th century from land sold off by the Toft Estate; an advertisement appeared in the Manchester Courier in March 1889 for "very choice building sites situate on the Toft Road". The land was described as "high, well timbered and undulating". This must have been a second phase of estate land sales, as Bexton Lodge dates from the 1870s.

The houses Bexton Croft (1896) and Oakhurst (ca.1881-85), are set within large gardens, largely hidden by trees running along the edge of the road and also by a high linear bank. This is a very pronounced bank alongside Thrushes Mead as it was originally planted with trees in the manner of J C Loudon. Many of these still tower over the road today and adopt mixed planting. This gardenesque technique provided a subtle way of creating privacy without harsh boundary fences.

The avenue of trees which borders the northern part of Toft Road is made up of many Common English Oak, Chestnut, Sycamore, and Pine. Some of these trees may be more than 150 years in age.

Negative Factors

- modern petrol filling station and small commercial garage at Paradise Green
- high level of traffic
- enlarged cottage designs for new development
- loss of authentic materials – e.g. concrete roof tiles replace clay and slate

6.2 Character Area B - The Legh 'Knutsford Estate'

Legh Road itself forms the "spine" of the Legh – 'Knutsford Estate', and winds gently through the leafy surroundings. Legh Road, Parkfield Road and Leycester Road are quiet streets, with generous width roads, wide grass verges, large mature specimen trees within gardens, and only occasional pavements.

This part of the Conservation Area is notable for its prestigious, usually detached villas, most dating from 1870 to 1914. These sit in generous garden plots with mature tree planting. Despite leaf cover, very few are completely hidden. The most important of these buildings are marked on the townscape plan (figure 1) and range in date from the late Victorian houses of the 1870s and 1880s, many built in polychromatic brickwork, to the rendered Mediterranean-style houses of Watt, on the west side of Legh Road, and other Arts-and-Crafts influenced houses of post 1900. They share a common building line, originally determined by the restrictive covenant, set deep within the plot, with long entrance drives, often marked on the road frontage by ornate carved stone gatepiers, with incised house-names, and a range of often large ancillary structures, such as summerhouses, coach-houses, and garages closer to the road. The original plot divisions are illustrated on Figure 4.

The mature high canopy of trees along Legh Road, with mixed deciduous and coniferous varieties makes a significant contribution to its character.

Legh Road developed from 1866, when a covenant dated 8th August 1866 between James Carlton (the purchaser) and John Pennington Legh (the landowner) set out the terms for the development of land and building plots along the line of a new estate - Legh Road and Parkfield Road were two new roads, whilst others were adapted. A further deed poll of 13th September 1871 set out the terms of regulating the erection of buildings between The Midland Land and Investment Corporation Limited and "Their Purchasers".

The covenant set out the intention that private dwelling houses only would be permitted and that these should be limited in density to one or two per acre, with the exception of ancillary buildings, identified as lodges; the only other buildings could be churches.

A plan attached to the covenant identifies the allotments, numbered from 1 to 35 and these are dated with a schedule of purchasers spanning from 1871 to 1897. Later sales are not identified. These were allotted to many individuals including Samuel Thomson Woodhouse (1872), who bought plots 36, 77, plot 11 in 1886, plot 29 in 1893, Jane Emelie Woodhouse, who bought plot 21 in 1886, Nathan Glossop Pennington (1871), architect, plot 28, Thomas Mason Davies (1886), architect, plot 19, Richard H Watt (plots 12 and 13 in 1894), plots 4, 5, 6, 7 and 8 in 1897 (see overlay – Figure 4).

The OS map of 1876 shows Legh Road established as far as the alignment of Leycester Road which ran roughly east-west. The southern section of Legh Road was always intended (as shown on the 1871 allotment plan) but although the road was established by 1909 it was not developed until after WWI. It is the same width, but it lacks any pavement, which increases the sense of rural, sylvan character in the southern section beyond Leycester Road. In 1871 the land to the south of Leycester Road was still owned by John Pennington Legh and comprised several plantations – one of these survives as a strip of woodland to the south of Archery House and to the east of Oldfield House. Another important area of woodland, one of these historic plantations, survives to the west of Woodgarth, described romantically as 'wild woodland' in 1905, and the land to the east of Legh Road still retains some of the trees from a continuation of that plantation.

The east side of Legh Road contains a large group of unlisted houses; both detached and semi-detached houses lie in generous plots with sweeping long driveways. These buildings date to the period between 1870 and 1890 before Watt began building his villas on the opposite side of the road, and provide a variety of materials and details. They are mainly a celebration of brick, in a variety of colours – red/ orange, gault, cream and polychromatic with blue banding; there are some fine examples of the Queen Anne Revival style (e.g. Bramley, in a buff London brick laid in English bond, with contrasting red brick dressings, pilasters and window surround, with prominent Dutch gable), and many houses contain the Queen Anne use of moulded red brick / terracotta details and contrasting white painted timber windows. Houses are set up on the bank, with high-level views down to the road and in places are three storeys high, which means that they are also on occasion visible from Chelford Road.

Bramley, designed by Thomas Mason Davies, with its Dutch gable and striking polychromatic brickwork.

The development of the cul-de-sac Fairmead has involved the demolition of one of the large detached houses and its replacement with a higher density cluster of housing; this has broken the characteristic grain of development fronting the road. The impact is reduced by the depth of the gardens of the houses fronting the road and the mature trees.

On the west side of Legh Road, plots 4, 5, 6, 7 and 8 bought by Watt in 1897 sit on the elevated land

above Sanctuary Moor. The buildings were designed in a cohesive way, with repeated details, intended to reflect the character of a Romantic, hilltop settlement in the Roman countryside (see Materials, Vernacular Buildings and Architectural Styles). The name 'Sanctuary Moor' is said to have been given by Watt to the low-lying area below the houses which he adapted and landscaped, by creating artificial ponds from digging out low-lying ground and partially culverting the River Lily. In this way, Watt was able to provide the new houses with a generous setting, long gardens, which stepped down the hillside in terraces, and a physical link to Sanctuary Moor. Although publicly inaccessible, the land is now a designated wildlife site managed by Cheshire Wildlife Trust who oversee a wetland management strategy.

Leycester Road is evident as a narrow lane on the 1848 Tithe map; to the west of Legh Road this character is preserved in the intimate and winding nature of the road, which leads to a series of short views inviting exploration, without either a verge or pavements; to the east the alignment is more generous but also without pavements; altogether this gives Leycester Road a slightly more rural character, which is increased by the amount of dense overhanging vegetation, particularly close to Legh Road where there are a cluster of street trees overhanging the road, creating a tunnel-like vista.

Boundaries to Leycester Road have historically been very low-key, with naturally hand-riven, oak fencing and matching pedestrian gates, where the upright palisade is fixed to horizontal rails with oak pegs. Unfortunately, the authentic details have been displaced in many instances by machine-sawn fencing.

Houses along the east side of Legh Road are often set up on land higher than the road, with striking carved stone gatepiers at the perimeter of a winding drive.

Leycester Road, with its earlier origins, has a more rural character devoid of pavements.

Houses built along Leycester Road adopt mainly stucco and roughcast. The 20th century houses have a close affinity with the earlier stucco buildings along Chelford Road, such as The Firs and The White Cottage. The White Lodge and Somerford were built as a matching pair and still share common

features such as the jettied form of gable and the unusual monolithic chamfered gateposts with giant ball finials. Somerford is the better preserved of the two, as it retains its original stone-slate roof and small-paned casement windows. Kirkbeck is a modern house which adopts roughcast and the same jettied detail. Kingswood (sic Firwood) is another building in the Arts and Crafts tradition but is much more consciously influenced by Cheshire black-and white half-timbering and survives with many original details intact.

Treyford House, a tall house of 1901, incorporates roughcast, overhanging bracketed eaves, half-timbering, and steep tiled roofs. Slightly later properties of the 1920s and 1930s still adhere to the same influential principles of the Arts and Crafts movement, incorporating native materials and bespoke crafted details, such as Archery House, which has adopted stone slate and leaded lights.

A wide variety of architectural styles are found within the Legh 'Knutsford Estate'. The common factor is the high quality of detail, ornament and composition. In this cluster of examples we find red clay tiles (Treyford House), with roughcast, brick and black-and-white framing, stone slate (Brae Cottage), red sandstone and black-and-white framing, Roman clay tiles (Harding House), with roughcast, and Welsh slate (The Firs), with stucco. Details include carved dates and monograms, bird perches, carved stonework and deep overhanging eaves.

Woodgarth, designed by Percy Scott Worthington in 1903, is an example of the earlier use of roughcast to create a specifically Arts and Crafts tempered house, influenced by Charles Voysey, with more minimalist detailing, but deliberately cloaked within its wooded setting.

Parkfield Road was first established at 18 yards wide, and several houses were built along the northern side by 1876. These include Boothfield and Keisley, which were built as a matching pair of detached houses, built in red brick with gault brick dressings and banding, half round arches over the first floor windows, and hipped Welsh slate roofs.

The north side of Parkfield Road has a pavement and a number of traditional vehicle cross-overs with small sandstone setts and flush sandstone edging.

The boundaries to the eastern part of Parkfield Road are more loosely defined, with a number of hedges, such as holly, and mixed planting. There are also many fences, both close-boarded and palisade type, neither of which are authentic. The boundaries to the western arm of Parkfield Road are much more structured and well-defined as they approach Legh Road, and are dominated by low brick walls, with sawtooth brick corbelled copings in both gault (yellow) brick and a soft reddish-orange brick. These were historically intended to retain embanked gardens with evergreen shrubberies.

The development of the cul-de-sac Greenacre Close has broken the characteristic grain of development fronting the road, with filtered light and views through to rear gardens. The important characteristic which prevents clear views through to the cul-de-sac is the green infrastructure and trees to the road.

Parkfield Road - south side.

Negative Factors

- In addition to the low brick boundary walls, a number have been topped with close-boarded fences to replace shrubberies and create a complete screen.
- Original boundaries of split / hand-riven oak fencing have been displaced by close-boarded fences and railings, which has started to seriously erode the semi-rural character.
- Original stone sett crossovers have been covered in tarmac and have been disturbed by utilities and service trenches.

- There are some wide sections of pavement, finished with concrete paving slabs and tarmacadam.
- Higher density of modern development has started to erode the sylvan character where garden space has been reduced to accommodate larger dwellings and ancillary buildings – this is particularly problematic where there is limited distance to the boundary with the adjoining property

6.3 Character Area C – Chelford Road

Chelford Road is a busy road with almost constant traffic. From a moving vehicle there are fleeting glimpses of the buildings which give the impression of its old origins.

Chelford Road has medieval origins as the location of Over Knutsford, which had a market from 1335. To the north, close to Knutsford, Brook Street is busy with more commercial buildings and several of the buildings have been embellished with 'half-timbered' details, which are often later additions. The black-and-white theme is prevalent in the joinery details along this street.

Much of the ancient character of Over Knutsford is hidden, either by being enveloped within a later reconstructed building, or by being screened by trees along the western edge of Chelford Road. Some of the earliest buildings, including The Old Court House, are not clearly visible from Chelford Road. They nevertheless contribute to the historic interest of the conservation area.

Along the east side of Chelford Road, the contrasting relationship of the small-scale buildings, located either directly fronting the pavement, or set back within a small front garden or apron of private frontage, perpendicular to the street with a gable frontage, and the fluctuating eaves heights, punctuated by chimneys and small gables, bargeboards and finials, gives the area its picturesque undulating character and variety, particularly in long views from the north and south, many of which were recorded as postcards in the 19th century. This picturesque character was then adopted in the various refurbishments and changes to the buildings, often using Gothick details. The oldest buildings are cruck-frames, with later examples of 17th century small frame timber-framing. The building materials are often brick, plain or painted, or painted stucco or roughcast.

The Chelford Road area contains the tall trees and mature landscaping of the houses and large gardens to its west. These often tower over the buildings and include specimens such as tall firs and pines, some of considerable age. Beech, Cedar, Purple Beech, Corsican and Scots Pine and Wellingtonia are all evident, deliberately chosen for their exotic silhouettes and foliage. There are also places along the east side of the street where there are tall Black Pines, providing counterpoint. It is likely that these were originally planted by the Legh estate. The lush planting continues along the west side of Chelford Road in places which were historically part of the Legh estate. These are mostly contained within blanket Tree Preservation Orders, which include species such as Beech, Sycamore, Lime, Oak, Horst Chestnut, Scots Pine, Weymouth Pine, Corsican Pine, Blue Spruce and Cedars, mixed planting of the 19th century. Some of the gaps appear to have become virtual ransom strips, with trees now contained behind

Tall pines towering over partially-hidden houses along the west side of Chelford Road

tall close-boarded fences, but originally designed to be open, as part of the formal approach to Booths Hall.

The Obelisk is a monument designed as an eye-catcher from Booths Hall, the seat of the Legh family. The monument is in direct line-of-sight from the original hall of 1745, through the parkland where it opens out at Chelford Road with a clairvoye created by a brick wall in the ditch forming a 'sunk fence' feature. The 6-inch OS map of 1872 suggests that land to both the east and west is set down below an embankment and open, to increase the visibility of the monument. It is ascribed to Ralph Leycester Esq and his wife but was probably re-purposed by the Legh family. It is an exceptionally tall, rusticated stone column, surmounted by an urn, at the southern end of the Conservation Area. The tall ivy-clad trees surrounding the monument have started to affect the visibility and silhouette of the monument in views from the east. Although outside the conservation area, the trees lying within the Booths Hall estate also contribute to the character of the street and their lush foliage frames the views around the Obelisk. The historic southern approach into the Conservation Area, along Chelford Road, is lined with densely-planted thickets of trees, planted by the Legh estate as part of the wider design of the parkland estate, and many of considerable longevity, which contribute to the sylvan quality of the Conservation Area.

Negative Factors:

- close-boarded fencing to the back of pavements and above walls, particularly around the three principal junctions with Parkfield Road, Leycester Road and Gough's Lane.

6.4 Views, Vistas and Setting

See Figure 5.

6.4.1 The approaches to the conservation area follow two of the principal arterial routes into Knutsford, the A50 (Toft Road) and the A537 (Chelford Road).

6.4.2 Views along Chelford Road are linear and contained largely by buildings and trees; the only outward view is that across the parkland of Booths Hall, which was a deliberately designed view, intended to extend the apparent size of the Legh estate from the Hall to its outlying estate, so that when seen from the Hall the 'Obelisk' monument was an eyecatcher, outside the parkland. Looking from the road to the east there was also a clear designed view of the Hall set within its parkland; the road physically separated the public from the parkland, but the glimpsed view of the Hall still enabled an appreciation of the status of the Legh family. This now lies outside the conservation area, but Booths Park is part of its setting because of the strong historic links with the Legh estate, Chelford Road and the new Legh Estate of 1866.

6.4.3 Views along Chelford Road approaching Knutsford also exhibit the gently undulating form of medieval settlements, so that the views are constantly changing; this means that picturesque estate cottages and trees, planted for their silhouette or dramatic form, provide interest and punctuate the views.

6.4.4 Views along Toft Road approaching Knutsford start from the south with open spaces surrounding the parkland estate of Toft Hall. In contrast with Booths Hall, the relationship between the parkland of Toft Hall and the Toft Road was less insular. Estate buildings are scattered along the edge of the road and are associated directly with Toft Hall. There is greater openness in the southern part of Toft Road, which may be because the parkland estate crossed the road and a large swathe of the designed park lay to the east of Toft Road and south of Gough's Lane (then Toft Lane). A sense

of this openness, between the buildings of the estate, the parkland estate, and the farmland, continues now with views across the 'Pool Field', 'Garden Field' and 'Pulse Moor', now collectively known as Dairy Farm Field. Land to the west of Toft Road and south of Gough's Lane, which was part of the Toft Hall estate, is still part of the setting of the conservation area.

6.4.5 Views approaching Knutsford along the A50 become completely contained by the tree canopy and densely planted gardens of the houses along the west side of the road, with old hedgerow trees continuing the canopy to the east. A significant break in the frontage before Paradise Green, and a view across a long meadow stretching down to Sanctuary Moor, affords an open view of 'The Terraces' along Legh Road, across Sanctuary Moor. This is one of the most significant views in the conservation area, as R H Watt intended his houses to be appreciated by the public from a distance to the west and for their silhouette on the skyline. It is only the fact that there has been so much development to the east of Toft Road that has left very little opportunity to see this designed and planned relationship; this view now has much greater importance as a result of development elsewhere.

Important view from Toft Road across fields and the low-lying Sanctuary Moor to the Harding-Watt houses on Legh Road, known historically as "The Terraces".

6.4.6 In approaching Knutsford along the A50, Paradise Green could be easily overlooked, and the principal views of Paradise Green are looking south, funnelled from the town outwards. Here the designed relationship of the buildings to the space, and its identity as an early edge of the settlement is much more obvious.

6.4.7 Moving along these principal roads, the Legh Road Estate is largely hidden from public appreciation. Entrance drives into the estate at Leycester Road, Legh Road and Parkfield Road are all oblique to the Chelford Road, which enhances the sense of seclusion. Likewise, approaches from Toft Road are along the routes of old, narrow, winding lanes; altogether the 'Knutsford Estate' is well hidden. Although laid out from 1866, the roads of the new estate are not based on a geometric grid and follow gentle curves, with short, unfolding, progressive views, leading the eye around corners, to explore the next bend; at street level the boundary treatments and mature trees are often the most significant part of the streetscene; this subtle layout is probably quite deliberate and there are many precedents for the layout of residential estates in the mid 19th century, such as Prince's Park, Liverpool (1842), and Joseph Paxton's 1852 planned layout of Buxton Park. Paxton's apprentice gardener,

Edward Kemp, went on to design a number of residential park estates and write influential guides on how to lay out houses and their gardens. In 1850 he published 'How to Lay Out a Small Garden: intended as a general guide to amateurs in choosing, forming or improving an estate from a quarter of an acre to thirty acres in extent'. This was the bible for the design of gardens in the second half of the 19th century and the third edition of 1864 would have been readily available and was again published as a fourth edition in 1911. Villa gardens were expected to provide convenience, compactness, snugness, seclusion and proper 'gradation of parts' within ordered general conceptions of 'unity and congruity'. We can see this within large parts of the conservation area, less so along Watt's houses, which are integrated and more open, with a strong connection with the low-lying semi-wooded landscape to the west.

6.4.8 It is notable that large clumps of trees were retained by the Legh estate along the west side of Chelford Road and at the junction with the new 'estate' roads, to enhance and soften the approaches, and J P Legh's plantations were retained on the south side of Gough's Lane; this visual containment and softening was a device adopted by landscape designers and appears to have been conceived from the outset.

6.5 Traffic and Pedestrian Movement

6.5.1 Traffic noise is limited to the busy arterial routes along Chelford Road, its continuation Brook Street, and Toft Road, where cars and lorries affect the experience of the character of the conservation area. Beyond these roads, in the Legh Road, Leycester Road and Parkfield Road areas, the area is more tranquil. However, in recent years, east-west traffic has started to use Leycester Road as a short-cut and Gough's Lane, on the periphery, is subject to traffic peaks at rush hour, particularly to and from the new Bruntwood business technology park at Booths Park.

6.5.2 Footpaths, which historically connected the fields and pre-Estate development, survive and are well-used routeways, following natural desire lines and creating interest and wider connectivity within an area which is largely private; some are rather dark, such as the narrow footpath which connects Croft Lane with Legh Road.

6.6 Trees, Landscape and Open Spaces

6.6.1 One of the most important features of the Legh Road Conservation Area is the abundance of mature trees, which mark the boundaries of dwellings and sit within their gardens. The conservation area has several "Crimson King" Norway Maples, Scots Pine, Corsican Pine, Larch, and several Cedar varieties. The Common English Oak also holds significant ecological value.

6.6.2 The northern section of Legh Road is bordered by a variety of native British trees such as Cedar, Pine, Beech and Copper Beech, Common Lime, Horse Chestnut, Yew, and Common Oak. The larger, mature trees which form the canopy over the northern entrance of Legh Road range in ages from approximately 80 to 150 years. These have been supplemented with Holme Oak, Wild Cherry, Irish Yew, Holly, Hawthorn, and more recently Cherry and Portuguese Laurel. Evergreen hedging plants such as Holly and the Laurel varieties have been utilised as hedging for privacy, whilst intermittent areas of hedging have been left to grow wild.

6.6.3 The southern part of Legh Road has a higher concentration of Pine trees. This contains two notable areas of woodland, firstly in the gardens of Woodgarth (part of the first Legh plantation)

and beyond this on the east side of Legh Road, and, secondly, between Leycester Road and Gough's Lane (the second of the historic Legh plantations). The intersection of the woodland during the construction of Legh Road would account for the Pine trees that straddle Legh Road; they are approximately 100 years old and it is likely that the Legh plantations would have been typical of 19th century estate plantations, which often contained larch and conifers, originally intended as a crop, for coup felling. The two woodlands may have been reduced in size, because of developments over the last 100 years, but these have been allocated Tree Preservation Orders.

6.6.4 Whilst many trees were probably planted when the 'Knutsford Estate' was laid out, and some may pre-date the estate, some 100 to 150 years later a number are reaching, or have passed, their prime.

6.6.5 A number of trees may in fact pre-date the laying out of the estate with hedgerow trees, as there were already several roads in place before 1866. Oaks, beeches, silver birch, yew, horse chestnut and holly are typical of the native species. There are also specimen trees, many exotic specimens imported from the Americas, including Wellingtonias, firs and other conifers, revealing the Victorian taste in collecting. Trees of a certain girth within the conservation area are automatically protected by their status within the designated area, but certain groups of trees have additional protection as they are covered by specific Tree Preservation Orders, including most of the trees fronting Legh Road, which lie within private gardens.

6.6.6 In 'How to Lay Out a Garden' (London, 1858), Edward Kemp had recognized three principal styles in landscape gardening: 'the old formal or geometrical style; the mixed, middle or irregular style, which Mr. Loudon called the gardenesque; and the picturesque'. He considered the mixed style 'with a little help from both the formal and the picturesque' to be 'altogether best suited for small gardens'. This is what we find largely in the 'Knutsford Estate'. It means that whilst there were formal elements, such as boundaries and lawns, the structural planting and the design of the gardens was quite fluid and tended to deliberately disguise those boundaries. Trees, therefore, don't rigidly follow property boundaries and the character of the area is the result of deep planting and lush green corridors.

6.6.7 Sanctuary Moor has a variety of species typical of the surrounding area such as Pine, Oak, Beech, and Sycamore. These trees are predominantly located around the perimeter of the moor and blend within the residential gardens of nearby dwellings that run along the west of Legh Road. Some of the moor wetland is home to Willow varieties, such as Weeping and Crack Willow, and Alder and Silver Birch.

6.6.8 Higher density developed areas, such as St George's Close, Rutherford Close, Leycester Close and Oakleigh have a lower tree density compared to the more "avenue" areas where roads were pre-existing or were developed adjacent to field perimeters. These developed areas do have trees that are possibly more than 100 years old, but these trees are in intermittent small rows, running through gardens, possibly because of the wider field boundaries from the late 19th century, or are standalone feature trees. These developments, along with the frontages of many of the properties along Goughs Lane, seem to favour currently popular species such as Cherry and Portuguese Laurel and a variety of Japanese Maple, along with a higher concentration of trees such as Silver Birch, which have an average life span of around 60 years; these are generally fast growing, short-living trees which can be easily planted and maintained.

6.6.9 **Open spaces** are limited to the fragments of public open spaces which run along the length of Chelford Road and Toft Road, the two former village greens at Higher Town Green (Booth's Green) and Paradise Green (currently outside the Conservation Area, but part of its setting), and the open

area around the Obelisk, which was cleared to provide a setting for the monument. Although there are two bowling greens in the conservation area, these are private clubs. Other communal areas are public highways and historic footpaths, which join Legh Road to Croft Lane, and two footpaths which link Leycester Road with Gough's Lane. The wide grass verges along Legh Road makes the centre of the conservation area particularly attractive.

6.7 Boundaries and Building Plots

6.7.1 Boundaries in the Legh Road Conservation Area are dominated by mature hedges and trees. Hedges along Legh Road and Character Area B are primarily formal, of evergreen varieties such as privet, rather than native species, whilst hedges along Character Area A are primarily native thorn and holly, albeit depleted in a number of places; the thorn is overgrown to form leggy specimens which have not been laid for some time, and there are some long sections replaced in beech.

6.7.2 Photographs of Watt's houses along Legh Road from the mid 20th century reveal timber palisade fencing supplemented with hedges, to create a soft edge, and the use of Lombardy Poplars, some already pollarded by the 1960s, to create an illusion of northern Italy.

6.7.3 Historic, rustic palisade fencing is formed from hand-riven oak, and pegged construction, in a form which is entirely sympathetic with the Arts and Crafts ideals of using skilled traditional craftspeople and natural materials. Examples can be seen outside The Old Croft and in Leycester Road.

Rustic oak palisade fencing, with oak pegs along Leycester Road

6.7.4 Boundaries vary between hedges and timber palisade fences and the more formal low coursed stone walls of three or four coursed blocks of sandstone, such as Stone Legh and Higham View on the west side of Legh Road, and many of the houses on the east side, or brick walls, with piers and recessed panels, incorporating sawtooth brickwork, which can be seen for example in Legh Road and Parkfield Road. These were largely intended to retain banks and raised lawns planted with trees and shrubs.

Ornate carved stone C19 gatepier

Low brick walls to Parkfield Road, with sawtooth details, modified with new gatepiers, open ironwork gates and short sections of low yew hedge to create a sympathetic entrance.

6.7.5 Elaborate carved ashlar stone gatepiers can also be found, such as in Parkfield Road. Some of the Harding Watt houses in Legh Road have low white or cream-painted rendered walls, often with thick planting behind, or have low buildings or ancillary structures along the back of the pavement, which echo the design of the main building behind, such as The Gate House.

6.7.6 Overall, the dominant character is one of gardens surrounded by soft perimeters. Metal railings are new urban features and out-of-place. On the topic of boundary fences Kemp said,

> *"Any description of high fence that confines a place too much is as faulty in all essential respects as a belt of plantation and in some particulars even more so. It has a harsher, more forbidding, and exclusive appearance, and its upper line will necessarily be stiffer. It gives an unkindly and inhospitable expression to a place. Besides, high close fences keep out air more than even trees, and also produce, for a given distance, a more complete shade. They should never be employed unless they are really indispensable, and then they ought to have the hardness of their lines relieved by trees and shrubs inside, or with ivy or other climbers scrambling irregularly over them' (page 36 – 4th edition 'How To Lay Out a Garden').*

He went on to describe how openness was also a fault.

6.7.7 The size and layout of the building plots to either side of Legh Road (above the junction with Parkfield Road), and in Parkfield Road and Leycester Road as well, reflect the planned layout of the late 19th and early 20th century estate with long, straight boundaries lying generally perpendicular to the roads. The buildings all have very large gardens, stretching back some distance from the road. This type of sub-division is reflected throughout the conservation area and applies mostly to the later housing, such as on the south side of Parkfield Road, although the plot sizes are smaller here. However, along Chelford Road and Croft Lane the plots are more diverse in shape and size, reflecting the earlier origins of development within this part of the conservation area.

6.7.8 Modern development (post 1950) can be seen to the southern end of the conservation area and it is generally of a high quality with relatively generous plot sizes. This is particularly evident along the southern end of Legh Road and facing Gough's Lane.

6.8 Public Realm and Lighting

6.8.1 The conservation area contains a number of gritstone-setted entrances and vehicle cross-overs, such as the entrance to Keisley in Parkfield Road, using gritstone setts. Kerbs are usually long sections of sandstone, but they are laid relatively low to the roadway and prone to vehicle over-run. Historic sandstone or Yorkstone paving flags have given way to concrete flags in several places along the northern section of Legh Road. There are examples where new houses have created a Yorkstone flagged entrance driveway within the verge / public highway; these are sympathetic but not authentic.

6.8.2 Street lighting is provided by modern steel or concrete light standards, of no merit, although they are fortunately relatively neutral in their impact.

6.8.3 The streets are generally quite dark, the area is not overly lit and the domestic lighting is discreet, with few instances of lighting along boundaries or at gated entrances. Lighting tends to be located on the buildings, which also enhances the sylvan qualities and reduces urban intrusion.

7 Materials, Vernacular Buildings and Architectural Styles

7.1 The dominant traditional building materials of Knutsford are timber-frame and brick. Examples of timber frame buildings can be seen along Chelford Road. Although sporadic now, it was the dominant building material in the 17th century, in conjunction with long straw thatch for roofs. The earliest known building is 17th century – the Old Court House – and this contains a double-height hall with an encased timber-frame.

7.2 Brick was used widely in the 18th century and there are many examples where it is used along Toft Road and Chelford Road. The early 18th century use of brick can be seen at a number of properties, including End Croft/ Mid Cottage Toft Road, where bricks are used in an economic way (English Garden Wall bond – here five rows of stretcher bond to one row of header bond) and where we can see the use of cambered brick arches (square at the top and curved at the bottom), which is a detail particular to the first half of the 18th century; early 18th century cambered brick arches can also be seen on Nos. 35-37 Chelford Road, although obscured by later modifications and painting. At Hazelhurst, 7 Chelford Road, which has a datestone of 1725 and more expensive Flemish bond brickwork, the wedge-lintels have more refined flat, rubbed and gauged bricks. In the 18th century bricks were fired in local clamp kilns and one of the earlier field names in the centre of the conservation area was called "Clay Pit Field", probably one of the sources for local brick making. Local bricks are a dark red colour, with good examples at The Legh Arms and 7 Chelford Road. As fashions changed during the 19th century, estates commonly started to limewash brickwork to provide estate cottages with a more picturesque character; this pattern can be seen along Chelford Road, including Old Dame School (now Grange Cottage) and Nos. 19 and 21, both formerly limewashed, probably originally by the Legh estate.

7.3 During the second half of the 19th century brick had a revival of interest and was being used in a plethora of ways. Strongly influenced by John Ruskin, the use of polychromy (multiple colours of bricks to create variations in pattern and texture and express form) was prevalent from the 1850s after The Stones of Venice was published (1853). Later in that decade G G Scott published Remarks on Secular and Domestic Architecture (1857), another major influence on provincial architects. From 1871, when the first of the Legh Road houses were being built, we see examples of the use of structural polychromy: Higham View and Stone Legh, designed as 'Mount Pleasant' by W P Samuels for S T Woodhouse, is a good example of the use of polychromy: a pale pink-coloured brick for the main

Across the Legh Road Conservation Area there are a wide variety of traditional walling materials: moulded red brick and terracotta, polychromatic brickwork, roughcast, mock timber-framing with plaster pargetting, lime render with buff sandstone, handmade red brick and red Cheshire sandstone, black-and-white timber framing.

walls, laid in a header bond, with a darker red brick banding enlivens the walls, with the same brick for window surrounds, and moulded terracotta details for embellishments, including friezes of terracotta plaques. The building adopts deep overhanging eaves, segmental and round-arched windows, and the apex of the gables is half-timbered. The Mount is a plain gault brick, more in the traditional character of a classical villa but using a brick which comes from southern England. Cornbrook and Wynthorpe, also designed by W P Samuels, adopt the same pink/ buff header-bond brickwork and red brick dressings and stock terracotta mouldings, but this time embellished with pale stone ashlar for projecting bow windows. Bramley, designed by Thomas Mason Davies in a Norman Shaw style with Dutch central gable also enjoys the use of a pale pink / buff English bond brick, with darker red brick and terracotta dressings. We find the use of blue bricks for banding and diaperwork, in common with carved sandstone ashlar details, on Oakfield and The Grange, Leycester Road, the latter designed by N. G. Pennington, both more self-consciously neo-Gothic in character.

7.4 The 1898 house Brae Cottage, designed by Paul Ogden for Frederick Henry Royce, sits firmly in the Arts and Crafts tradition of a solid neo-Jacobean building with local, vernacular connections: stone slate roofs, locally sourced, red sandstone (possibly from Helsby or Runcorn) and a later addition of 1908, incorporating Cheshire black-and-white close studding, by E A Steinthal.

7.5 In this context, Richard Harding Watt's villas are unusual, unique in Cheshire, as they do not adopt any vernacular details, local traditions or particularly local materials. The Roman clay roof tiles were reputedly sourced from Norfolk. His use of stone was not local, primarily because much of it was 'scrounged'; "bits of demolished buildings" were put "together in novel and exotic-looking ways" (Hyde, Hartwell, Buildings of England: Cheshire). He relocated Richard Lane's classical lodge of 1840 from Manchester Royal Infirmary to become part of the garden buildings at Aldwarden Hill.

7.6 Watt adheres to some of the principles of the Gothic Revival, adopting Ruskin's basic principle of 'perpetual variety' quite literally, but re-uses building parts in whimsical ways, rather than following authentic locations. Despite this, the stone used for dressings, motifs and perching places is largely a soft yellow sandstone which has a strong homogeneous characteristic. Masonry walls are now freshly painted in white, off-white or cream, but early photos suggest that the texture and tone of the original, painted, rough-textured stucco finish may have been deliberately intended to look slightly scruffy, perhaps using lime-wash or ochres to give an intended antique quality.

7.7 Richard Harding Watt (1842-1914) was a local philanthropist and idealist with a passion for building. He travelled widely in Southern Europe and the Middle East, and as far afield as Australia and Canada, and returned to Knutsford with strong ideas about architecture and social change, where as a councillor he chaired a Committee of Inquiry into the Housing of the Working Classes in 1898. In time, he provided workmen's housing and facilities for education and more cultural pursuits. His Congregationalist principles also advocated education, above all, and there is a strong sense of this in many of his buildings, some of which contain famous quotes.

7.8 Watt started living in Legh Road in 1895 when he moved into The Croft (now re-named The Old Croft), a house designed for him by the architect John Brooke. This house, in comparison with the later villas, which were to appear along Legh Road, is relatively conventional. A central entrance is flanked by cross wings to either side, with a later tower to the north with a trademark Watt open parapet, with plain piers alternating with gaps, overlooking the large garden. The ground floor is brick, with a roughcast first floor and plain clay tiled roof. The irregularly arranged fenestration and lead rainwater pipes decorated with animal motifs also suggest Watt's involvement with the design.

7.9 The collaboration between Watt and Brooke does not seem to have been long lived, for by the turn of the century Watt was using Harry Fairhurst for practical and drawing input into his ambitious projects in Knutsford. Taking forward some of the ideas in The Old Croft, Watt then proceeded to construct the range of Italianate villas in Legh Road which we see today, using other architects, such as Walter Aston and William Longworth. They were built in a relatively short period, between 1900 and 1907, in a fairly continuous group including stables, coach-houses, gardeners' cottages, garages and garden follies.

7.10 Richard Harding Watt's villas along Legh Road are surprisingly visible. They are a very important suite of buildings which are enhanced by their collective appearance and group setting, and therefore comprise a very significant core of the conservation area; the buildings have been described as Free Style, because they are unique to R H Watt and his chosen four architects, although even with different architects, there is a common influence, theme and repeated details pervading all of the buildings, as they were intended to represent parts of the Italian, or Roman, countryside. The detail even included the planting choices within the gardens and the use of Lombardy poplars, perhaps also cypress.

Richard Harding Watt villas along Legh Road

7.11 The Arts-and-Crafts Movement influenced young architects and crusaded to make towns beautiful. The influence of Ruskin on Watt and other architects, furniture designers and metalworkers of the Arts and Crafts movement can also be seen in Legh Road Conservation Area. There is a direct relationship between Watt's Ruskin-inspired villas and the early 20th century Arts-and-Crafts villas along Leycester Road, which were developed from 1900, and the southern section of Legh Road, and the modern early 20th century reinterpretation of Arts-and-Crafts architecture, as seen at Roxburgh and Oak Lodge. The chief legacy of the Arts-and-Crafts Movement was a revival of interest in vernacular architecture. New buildings were inspired by the ordinary buildings, as opposed to grand architecture. We can see this in examples within the Conservation Area, which often incorporate local Kerridge stone slate roofs, in combination with roughcast, a form of heavily-textured render, small-paned timber casements or leaded-lights. The buildings are very well-articulated with multiple planes in the wall surfaces, sometimes with jetties, sometimes with deep overhanging eaves and bargeboards.

7.12 Render, or stucco had widespread use in the early 19th century and the higher status houses along the west side of Chelford Road often adopt extensive use of render. Other houses, such as

Sandings and parts of Tithe House and Orchard House, adopt off-white painted brickwork. Many of these houses along the west side of Chelford Road have evolved and grown, with a series of extensions, but they are not very well understood. Orchard House and Tithe House are both three storey dwellings, with a principal aspect to the west as well as to the Chelford Road, as their generous garden setting has become more important over time.

7.13 Further houses dating to the Inter-War period can also be found. Between 1920 and 1923 several bungalows were erected along the southern section of Legh Road, beyond Leycester Road – only three of these survive in anything like their original form and most have been replaced with two-storey dwellings.

7.14 A list of buildings in the conservation area is produced in Appendix 1, which provides dating evidence, names of architects, where known, and a short description of each building.

8 Boundary Review

8.1 The last Conservation Area review in 2005 did not consider significant boundary changes. Extensions to the conservation area included a length of Chelford Road, to the east, and the west side of Toft Road. However, as part of this review of the Legh Road Conservation Area, we are undertaking a comprehensive review of the boundary. This is in-line with the government's advice on the need to review conservation areas from time-to-time[2]. Whilst it is acknowledged than not all parts of a Conservation Area may have equal value or contribute to the character of the conservation area[3], it is also important that conservation areas are not undermined or devalued by having areas with little or no architectural or historic interest[4].

8.2 Where development falls on the periphery of the conservation area boundary, and where development amalgamates with other elements that dilute character, we need to consider whether the area, or part of it, retains architectural or historic interest. Those factors which led to the conservation area being designated can be harmed or changed so significantly that the special interest no longer applies.

2 Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3 Para. 207 National Planning Policy Framework 2021, and subsequent versions

4 Para. 191 National Planning Policy Framework 2021, and subsequent versions

1. Toft Road and Paradise Green

The boundary of the conservation area was extended in 2006 to incorporate the large architect-designed houses to the west side of Toft Road. This also extended north to include a cluster of houses at Paradise Green. The conservation area, however, stopped short of including houses along the west side of Bexton Lane and the actual green itself.

This review of the conservation area has identified that houses along the west side of Bexton Lane, "Bexton Cottage" and "White Gates", which are illustrated on the mid 19th century Tithe map, are all historically part of Paradise Green and retain sufficient historic and architectural interest to be included in the conservation area. Bexton Cottage retains its graduated Burlington slate roof, ridge chimney stacks and its early 19th century painted brickwork and has sympathetic casement windows. White Gates, which is set back from the road, is much older and was a farm building by 1836, and also has a part graduated slate roof and some remnants of penny-struck pointing, an early 18th century feature; it may contain some timber-frame. Bexton Mews, which was built to serve Bexton Lodge between 1898 and 1909, and the tall brick buttressed boundary wall serving the historic site of Bexton Lodge are both prominent with a strong building line and are of some architectural value.

The conservation area currently excludes the garage on the corner of the green and Bexton Lane, but the building is small and unobtrusive and has a neutral value, as a garage built by 1938, and since altered. The former 'green' is still clearly evident as open areas along the edge of the A50 and can be directly related to the layout on the Tithe map. In fact, the primary views of the green are in approaching from the north, where the large bow-fronted elevation of The Lodge would have been a prominent feature when it was built ca. 1800 for Captain Kinsey. The spatial quality of the green and the tree-lined approach is part of its character. The characteristic open 'V-shape' of the road network where Bexton Lane and Toft Road converge, is typical of the late medieval settlement edge, where the formalised boundaries met the open field. The 'green' is identified in the 1836 Tithe Award as 'wasteland' owned by Wilbraham Egerton.

The linear stretches of housing which line this peripheral part of the settlement of Knutsford, lie in a pattern of 18th century encroachment. The inclusion of these buildings and open space is consistent with the other developed parts of Toft Road lying within the Legh Road Conservation Area.

It is recommended that the boundary be re-drawn to include these properties at Paradise Green, the public green space, and the northwest side of Bexton Road.

2. Chelford Road

Clusters of development along the edge of Chelford Road are part of the historic settlement pattern of Over Knutsford (Knutsford Superior. The buildings which lie within the eastern side of Chelford Road, which fall within the conservation area, form a cohesive and well-preserved group, comprising buildings of the 19th century, early 18th century and some scattered houses of much earlier origin.

There are further dispersed stretches of historic buildings on the east side of Chelford Road, which lie outside the conservation area. A number of these have historic associations with the Legh (Booths Hall estate and there are datestones and evidence of a concerted effort to impart an estate character by unifying the finishes. Park Cottage (no. 19 - a grade II listed building has painted brickwork (formerly limewashed and chevron pattern to the projecting eaves; this shares prominent corbelled chimney stacks with No. 21, which is an earlier building, which was also once limewashed and has the same chevron-pattern eaves and estate plaque in the gable; limewashing brickwork was a common way of imparting a picturesque estate character in the early 19th century.

It is recommended that the boundary be re-drawn to include both dwellings, Nos. 19-21 Chelford Road (2 – see map).

17th, 18th and 19th century houses along Chelford Road which currently lie outside the Conservation Area.

Further south, there is a long ribbon development of cottages, which were located to the immediate west of Booths Hall (3 – see map). These were once visually separated from the hall (deliberately) by a plantation. A small grade II listed timber-framed and thatched cottage set back from the road (no. 29) is the start of this next cluster. This group incorporates a grade II listed pump, a row of cottages called Pump Cottages (Nos. 35-39), with 18th century painted brickwork, and an altered row (nos. 41-47) which contains large cruck blades from a 17th century, or earlier, building on this site. This row was recorded in a 19th century photograph with thatched roofs and painted brickwork. No. 47 once had a triangular pediment / gable to the front, which is like that at Hazlehurst (No. 7) and may have once held an estate datestone with shield. Slightly detached from this row is "Grange Cottage", which was formerly known as 'Old Dame School' and was famous for being mentioned in "Cranford" by Elizabeth Gaskell. It is depicted in an early photograph of 1850 with painted brick and long straw thatch. This was occupied by Jane Roylance in 1848 and she is identified as the 'schoolmistress' in the 1841 and 1851 census. Despite external alterations, this building retains a 17th century core, complete with smoke-hood and early doorcases.

All these buildings are found on the 1877 OS map and 1848 Tithe map and are of both historic and architectural interest and are worthy of being included in the conservation area. They relate in age and function to the development of Booths Hall, and the predominantly dispersed linear character of

roadside encroachments along Chelford Road. This is consistent with the approach taken to extend the conservation area to the north.

It is recommended that the boundary be re-drawn to include these properties, Nos. 29-47 Chelford Road, and Grange Cottage (3 – see map).

9 Problems, Pressures and Capacity for Change

9.1 Boundaries

Historic property boundaries in the Legh Road Conservation Area have been of three main types:

- low brick retaining walls, designed to retain embanked gardens with shrubberies, of pier and panel construction, usually with sawtooth brick details and stone copings;
- low stone walls, usually erected as three or four courses of gritstone only, retaining an embanked garden, lawn and raised, planted shrubberies;
- hand-riven oak, open fencing in a palisade pattern – this occurs along all of the streets within Character Area B but the survival of genuine hand-riven fencing is now intermittent and becoming scarce.

Any one of these types is often combined with a hedge. There are also on occasion:

- privet, or similar, evergreen hedges;
- rendered walls – small sections only, erected at key locations around entrance gateways;
- small-scale, cleft chestnut paling fencing.

There are few exceptions to this rule. Gates and gatepiers, on the other hand, are eclectic and very varied; there are original late 19th century and early 20th century examples and some contemporary examples (post 2000) which also contribute to the special character of the conservation area; they often give a hint to the status of the dwelling behind and its date of construction, sometimes where the original dwelling may have been demolished.

A large number of the original, hand-riven oak palisade fences have been removed, either by replacement with an equivalent fence, or by partial demolition and replacement with an alternative fence. Whilst the original palisade fences do not last indefinitely, they are durable as they were constructed in oak, a long-lasting hardwood. Wherever possible, in order to preserve the character of the conservation area, all original or early palisade fences should be preserved or replaced with a like-for-like replacement.

Examples where tall close-boarded fences have been erected along the boundary or where landscape planting has been added to a frontage, with a boarded fence behind. Both are harmful to the character of the Conservation Area.

The addition of tall close-boarded fences either along the property boundary or behind the property boundary, which is then 'fronted with a hedge' or landscaped planting along the boundary is a new pattern of development, which is having a harmful effect on the historic character of the Legh Road Conservation Area. These latter examples can be seen at Silkmore, Parkfield Road, and Oakfield, Leycester Road. This may be an ad-hoc response to the perceived threat of theft, or it may be simply a fashion based on neighbourhood precedents. Close-boarded panel fences have been erected on the property boundary in a high number of locations and a number appear to be unauthorised. In other places, fences up to 2 metres high have been erected without the need for planning permission simply by locating the fencing away from the front boundary of the property. This may be circumventing the planning regulations within conservation areas. However, this is not permitted development in all instances and relative heights are critical. This desire for exclusive privacy has become quite prevalent in the conservation area in recent years, despite the filtering and buffering effects of landscaped gardens, trees and shrubberies around the perimeter of each dwelling. This is now reaching a critical point beyond which it may be difficult to resist applications for new close-boarded fences. The perception that a close-boarded fence will repel intruders, of course, also creates the opportunity whereby anyone inside the fence can act unobserved, so there is less natural surveillance within the community.

It is proposed that permitted development rights for fences be removed through an Article 4 Direction, and design guidance on options for creating more secure boundaries without introducing close-boarded fences be introduced. There are a significant number of Neighbourhood Watch schemes in the local area, but none in the Legh Road Conservation Area at present. Although the level of crime and theft is relatively low in this conservation area, there is a degree of insecurity; it is very important, therefore, that any response is based on accurate statistics and risks, as well as public perceptions; measures taken to prevent crime, a specific scheme, such as Neighbourhood Watch, should be explored, where appropriate, working with Cheshire Constabulary and community police officers, to identify for example, key locations for signs, supplemented with social media.

9.2 Public Realm - Highways, Verges and Pavements

The lack of pavements along the southern section of Legh Road has led to wear-and-tear patterns from pedestrian movement along the verges, creating muddy trackways through the grass verges. In some places, owners of properties behind the frontage have re-turfed or re-seeded these highway areas to try to maintain the quality of the grass verge, so the appearance of the verge is now patchy. Elsewhere, there is considerable evidence of vehicle over-run having been combatted by small timber posts set ad-hoc within the verge; these are not approved by the highway authority and can cause problems; the reason for these posts is unclear as the highway is maintained at the same generous width throughout Legh Road, and it may be related to historic issues of contractors' traffic. However, it is notable that the stone kerbs throughout the Legh Road area are very low and prone to vehicle overrun. On one occasion, during the survey for this Conservation Area review, a large number of film location vehicles were noted parked along the verge at Leycester Road. Consideration should be given to creating a single pedestrian pavement in stone paving flags along one side of Legh Road, to the south of Leycester Road, within the verge, not across the whole width of the verge, to provide a safe and maintained pedestrian route and take pressure off the verges. A review of kerb heights, use of sandstone kerbs and re-turfing, should be undertaken along the southern section of Legh Road and Leycester Road to prevent or deter vehicle overrun.

The northern section of Legh Road incorporates pavements, which are mainly concrete paving flags, often uneven. The southern section is without formal pavements and vehicle over-run has led to some residents adding posts to the verge.

Small gritstone setts at the vehicle crossovers on Parkfield Road are combined with tarmac to pavements in poor condition.

Pavements along Parkfield Road and some sections of Legh Road are in poor condition, with multiple repairs by landowners and utility companies to the tarmac surfaces of Parkfield Road pavement (north side only) and tarmac covering original setts at gated entrances. Along Legh Road, the pavements along the east side, which are generally concrete paving flags, are irregular and in poor condition overall. Positive enhancement to both of these pavements would be a considerable benefit to the appearance of the conservation area, by reinstating historic pavement finishes, in stone flags to Legh Road and surface dressing to tarmac along Parkfield Road.

9.3 New Development

New development provides a significant threat to the character of the Legh Road Conservation Area, with developers being attracted by the infill potential of the large gardens. There has been a long history of applications for new dwellings within domestic gardens within the conservation area, many refused and a number of appeals. Past examples of housing developments which are out of place include Fair Mead off Legh Road, Green Acre Close off Parkfield Road, Astley Close, Rutherford Drive and St. George's Close. These tend to destroy the historic form of development, with smaller houses, smaller gardens, cramped development, and a cul-de-sac street pattern. In the case of Fairmead, the development involved the loss of an important historic building. However, there are many examples of newer buildings within the conservation area, which have had little impact on the character of the area, as their siting and design have been more carefully considered. The 2004 Macclesfield Borough Local Plan incorporated a number of Saved Policies, including Policy BE13, which sought to preserve the 'low density housing' of the Legh Road Conservation Area; this was supplemented with Policy H12, which set out the criteria for low density housing.

Land to the east of Toft Road within the conservation area was initially identified in the 2019 site allocations – Sub 2594/2655. A general shortage of available land for housing, as a result of the proximity of the Green Belt, has put pressure on the open space / agricultural land. As this open field forms part of the character and appearance of the CA in its current use, housing development on this land would fundamentally change the estate character of this part of the CA and its links to the agricultural history of this character area. This land is also Green Belt.

There are no potential development sites in the Legh Road Conservation Area, as the only areas of undeveloped land lie within the Green Belt designation to the south-western edge of the conservation area.

In recent years there has been some pressure to 'maximise' the potential of the large plots within the Legh Road Character Area in a number of ways:

- By sub-dividing them to create new detached dwellings within the existing residential curtilage, in order to split the site;
- By increasing the height, massing and overall size of the building on the site, either by extension (upwards or outwards) or by demolition and reconstruction;
- By amalgamating several plots to create one large plot, to justify a larger development.

There may be other ways that owners seek to develop plots in the future. However, the Legh Road area was purposely laid out in the 19th century to ensure that there were no more than 2 dwellings per acre. When erected, some buildings adhered to this principle and were built as semi-detached dwellings, or some ignored this and were built at even lower density, to create larger gardens. In cases where this latter arrangement survives, a judgement will need to be made whether the setting of the dwelling contributes to the host building or to the character of the conservation area. The historic development of plots since 1871 has thus created a green infrastructure around the perimeter of gardens and to the street frontages. This is of very high value and this sylvan character, with mature trees and shrubberies, is a major component of the character of the conservation area. The individual design of the large houses set in spacious grounds with mature trees and grounds is a fundamental part of the special character of the conservation area.

All historic plots which were laid out as part of the Legh Estate contribute to the significance of the Conservation Area and its historic grain and established settlement pattern (see Figure 4). The established building lines are important components of the different Conservation Area character

areas and what makes each area different. When considering development, the immediate context of each of the plots needs to be considered as part of the different phases of development, as identified in this appraisal. Legh Road Conservation Area has been identified since 1976 as a low-density housing area, this policy has now fallen away since the introduction of the SADPD policies. However, this is an important element of significance and has been reflected in modern developments within the conservation area such as Goughs Lane, where plot quality is high and is generally consistent with historic plots within the Conservation Area, with emphasis on mature planting and partially hidden from view. Recent new development within the conservation have not maintained these principles which is eroding these characteristics.

Extensions to historic buildings need to consider the significance of the host building, as well as the wider group value within the conservation area. This is particularly pertinent for the Watt buildings, which are a designed ensemble, as seen from both Legh Road, Toft Road and Sanctuary Moor, and historically from Brook Street. Recent applications for large extensions to both listed and positive buildings within Legh Road Conservation Area have tended to ignore the architects' designs, as seen in-the-round, only considering the views from the principal roads. It is very important that full recognition is given to all the designed elevations when considering extensions, and the legibility of the architect's concept. This is more apparent after leaf fall when there is greater visibility.

Proposals to merge plots together to create larger buildings, whether as exceptional single houses, or apartment blocks, will cause harm to the structure and layout of the estate, as originally conceived and as it evolved. Proposals to demolish positive buildings within the conservation area, to redevelop plots, will cause harm to the character of the conservation area. In all instances there is a presumption against works that harm the character or appearance of the conservation area, and this will need convincing justification and demonstrable public benefit that outweighs any harm.

9.4 Other Planning Considerations

In 2011, residents whose gardens adjoin Sanctuary Moor, concerned by rising water levels in their gardens and the increase in open water, instigated an investigation into the cause of the additional water. An increase in run-off was identified and this raised questions of how best to cope with an increase in local flows into the River Lily. Proposals for new development, therefore, should also consider the effects of any increase in surface water from hardstanding or development, and include provision, where appropriate, for sustainable drainage, water conservation, permeable hardstandings, and catchment within the property.

As part of the Knutsford Neighbourhood Plan, a Design Guide was produced which sets out considerations on building plot ratios, building lines and materials. The Neighbourhood Plan has distinct Heritage Policies, which are not repeated in this appraisal
but which are material considerations. Policy (HE3) on Conservation Areas sets out the specific requirements for development within Legh Road, with specific provisos for the 'local building line', two-storey development, and the retention of mature trees.

9.5 Recognition of Important Buildings

There is generally a lack of recognition of the value of the unlisted buildings in the Conservation Area. A full review of the list is desirable. A number of buildings which are presently unlisted are of potential listable quality. There is a general misunderstanding that only buildings on the Local List are 'non-designated heritage assets'. This is a misconception. The National Planning Practice Guidance states that, "Irrespective of how they are identified, it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence." Our evidence base, in the form

of the appendix 1 summary table, research and visual assessment, identifies how 'non-designated heritage assets' have been identified for this appraisal. This table can be added to, as understanding of the conservation area grows and new research brings to light more information about the properties, their architects, designers and occupants.

In view of the level of interest of the Watt buildings and the high concentration of listed buildings, the Conservation Area is of high value, containing a nationally important collection of 20th century buildings.

Buildings identified as positive on the accompanying Figure 1 include non-designated heritage assets; these include Local List buildings and others which are not on the Local List, but which may have equal merit and special attributes; positive buildings also include occasional modern development which contributes to the character and appearance of the Conservation Area. Whilst positive buildings can also include modern architecture, only those buildings dating from before 1950 will be considered as 'non-designated heritage assets'.

When considering applications for development, all positive buildings which are identified as 'non-designated heritage assets' should be considered both under para. 203 of the NPPF (2021), and under paras. 199-202 of the NPPF as they contribute to the character of the conservation area.

9.6 Trees

Mature trees underpin and form the predominant, landscaped core of the Legh Road Conservation Area. As well as trees that are located within private gardens, there are trees lining the west side of Chelford Road that were planted by the Legh Estate, perhaps originating as long ago as the 18th century, and other plantations created by the Legh Estate in the 19th century. There are a number of trees in the public domain, but the vast majority are in private ownership.

Because trees were planted so deeply within private gardens, we do not have a record of all mature or significant trees. Many of the trees are cover by Tree Preservation Orders, but the vast majority are not.

Whilst trees are given a degree of protection in the conservation area, the main issue is the lack of succession planting when trees are removed. Concerns over succession planting have been raised by residents during the response to the Cheshire East declared climate emergency. Trees of amenity value have been afforded Tree Preservation Orders but inevitably the trees will decline and will likely need replacing. Replacement specimens can fail to reach maturity due to competition or subsequent removal. The roads which are lined with trees will be impacted by the loss of large veteran trees, an impact which has both an ecological and historic landscaping perspective, as the conservation area is so heavily influenced by the natural architecture. Whilst there are many trees within the confines of the residential gardens, the loss of trees from the frontages of these properties will result in a dramatic change to the character of the historic landscape and conservation area. To soften the impact, replacement planting should be considered sooner rather than later, to allow for the establishment of trees prior to the loss of the veteran trees.

9.7 Sanctuary Moor

Sanctuary Moor is a designated Wet Woodland, a Nature Reserve and Local Wildlife Site. Surface water drainage, including Glacial sand aquifers, flows roughly south to north through the low-lying land west of Legh Road and east of Toft Road. There is no evidence for natural springs and the land is well-defined geologically as a 'brine subsidence trough'. It contains some modified artificial drainage for the surrounding higher land, including a culvert running beneath Brook Street. The site is particularly sensitive to changes to the immediate environment and is part of a green corridor running from Windmill Wood in the south to Tatton Mere in the north. Development can, therefore, have consequences on the ecology outside the conservation area.

Gardens descend from a number of private houses to the low-lying areas and some merge with Sanctuary Moor, but there are, equally, many parts of Sanctuary Moor which are impenetrable, where the land lies beyond domestic gardens, and where ownership is not clear-cut. Sanctuary Moor is included in the conservation area largely for its associations with Richard Harding Watt, his interventions and the relationship of this designed and managed landscape with the houses that he built along Legh Road.

As a local wildlife site, much of which is managed by agreement with the Cheshire Wildlife Trust, with large water bodies, an area of historic bog and water meadows, the ground holds considerable water, but water levels have risen increased in recent decades and flooding has affected standing trees; works to the ponds and natural water courses and drainage ditches can cause flooding at the Brook Street end, whilst any downstream obstructions or changes such as temporary damming can cause water to rise at the Croft Lane end. Sanctuary Moor is currently experiencing the start of a period of tree decline. The consequences of any interventions into this area are often felt in different localised areas, so the whole area is susceptible to different management practices. It is very important, therefore, that there is a shared management which is cohesive, and which promotes the site ecology, habitats, and the retention of the wet woodland.

Where areas of garden have started to encroach into the woodland and introduce non-native species, or where there are new barriers to the movement of wildlife and an impact on habitats, consideration should be given to the wider objectives of the nature reserve. Solid barriers, such as hazel hurdles or close-boarded panel fencing can affect movement of wildlife and should ideally be avoided altogether. Post and wire or post-and rail fences around domestic gardens should only be erected where absolutely necessary. The encroachment of domestic gardens into the nature reserve and changes to the use of the land should be resisted, as this is likely to result in loss of habitat.

The selective removal of trees should only be undertaken with ecological management expertise, as this can cause further loss of surrounding trees.

10 Monitoring and Review

The Conservation Area Appraisal, and the accompanying management plan, should be regularly reviewed, within 10 years. It is recommended that a full photographic record is produced of the buildings and boundaries of the conservation area, to enable the condition of the conservation area to be monitored.

11 Further Information

For more information about the Legh Road Conservation Area, please contact:

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Po Box 606
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Legh Road Conservation Area Management Plan 2024

Conservation Area Management Plan 2024

Introduction

The National Planning Policy Framework (NPPF) stresses the need for local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment. Local planning authorities are required to define and record the special characteristics of heritage assets within their area and 'to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.'[5]

The Management Plan sets out the clear intent of all organisations and bodies involved in the management and maintenance within the historic environment.

Conservation Areas may be affected by direct physical change or by changes in their setting or in the uses of buildings or areas within it. Each Management Plan is bespoke, with site-specific recommendations. Where there is specific planning policy related to the Conservation Area, this is referenced in the Plan, with a link to that policy. In order to make this plan more user-friendly we have avoided quoting policies in full which can be found elsewhere.

In this Plan we set out actions to maintain and enhance the special character of the area, as defined in the Appraisal. This includes the development control process and other aspects of the historic environment.

Both the Management Plan and Appraisal are informed by a raft of documents, including:

- Conservation Area Appraisal, Designation and Management, (Historic England, Advice Note 1, 2019)
- Streets for All: North West (Historic England, 2018);
- Conservation Principles, Policies and Guidance, (2008).

New Development

There are a number of relevant areas of design guidance which should inform any applications for development in the Conservation Area, including: The Neighbourhood Plan Knutsford Design Guide, The National Design Guide, Cheshire East Council Design Guide – Parts 1 and 2, Supplementary Planning Documents (2017) and Cheshire East Local Plan Strategy Policy SE1 – New Design for Development.

Design Codes
In 2020 the government introduced the concept of local Design Codes. The Design Codes for Cheshire East Council are under development.

National Design Guide
The National Design Guide addresses the question of how we recognise well- designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics:

1. Context
2. Identity
3. Built Form

5 Section 71(1) Planning (Listed Buildings and Conservation Areas) Act 1990.

4. Movement
5. Nature
6. Public Spaces
7. Uses – mixed and integrated
8. Homes and Buildings – functional, healthy and sustainable
9. Resources – efficient and resilient
10. Lifespan – made to last

This is presented as a series of good practice examples in order to draw out the issues in a visual and informative way.
https://www.gov.uk/government/publications/national-design-guide

Cheshire East Borough Design Guide (2017 – part 1 and 2) sets out the criteria for working with the grain of the place or its context, which means using the character and setting of the area positively to influence the design of new development as it progresses.
https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/supplementary_plan_documents/design-guide-supplementary-planning-document.aspx

Knutsford falls within the Character Area knows as the "North Cheshire Fringe". Within that Knutsford has a network of conservation areas of very different character. At a local level the Legh Road Conservation Area also has its own set of distinctive characteristics. The following specific, locally identified, priorities should also be considered in developing any design and should be addressed in Design and Access Statements. All new development will need to consider these principles:

Enclosure – boundary treatments, including the subtle, organic and non-uniform nature of landscaping and shrub and tree planting around property boundaries, and the importance of tree planting as a means of containment, defining the extent of development and contributing to the sylvan quality of the conservation area; boundary treatments should limit the number of physical barriers to natural surveillance along street frontages; there is a strong presumption for the preservation and enhancement of the authentic boundary treatments, such as cleft oak palisade fencing, privet hedges, and low stone walls; development should avoid boarded fences and high walls; in new development the planning authority will actively seek to replace close-boarded fencing or to ensure that alternative boundary treatments are considered; hedges or picket / riven palisade fences that have open characteristics will be preferred; where there are existing riven oak palisade fences these should be retained or replaced with a traditional riven oak palisade fence (see Advice to Occupiers – para. page 61)

Trees – trees have both amenity value, capture CO2 from the atmosphere, and can have high ecological value, but they have a finite life / an end-of-life expectancy and they can be in poor condition, suffer from wind damage or disease; there are pressures on trees from new development and they can become overcrowded and their canopy or roots can become impacted, so it can occasionally be good management to carry out some judicial management, subject to the approval of the planning authority; development should consider how to enable the continued life of the existing tree canopy and how to allow for succession tree planting, using extra heavy standard trees or advanced nursery stock, and mixed planting (which also enshrine strong seasonal contrasts), in preference to small garden, orchard-type trees (e.g. prunus, sorbus, malus); proposals for development should consider how existing and proposed trees can be allowed to reach full maturity and enable succession;

Grain and spatial quality – historic settlement pattern; it is important that new development respects boundary and historic property divisions within the different Character Areas, such as historic plot divisions and maintaining the historic plot ratios, or reinstating these where lost; in Character Area B new development should reflect the original local building line set out by the Legh estate; proposals for amalgamation of plots will be resisted and proposals for development across the width of plots will be resisted where this compromises the spatial quality of the Conservation Area, where this creates the impression of conjoined development and / or where development affects root protection zones and canopies of the existing trees; there should be sufficient space to the sides of the plot to ensure dwellings sit well within the plot and maintain the spatial quality relative to the plot, avoiding development across the entire width of plots with minimal gaps between dwellings; new development or ancillary buildings should ensure that there is an opportunity to create planting schemes to the sides and rear of properties, avoiding a deep footprint which might remove the opportunity for a rear garden; good design will work with existing site features identified during site survey, including topography, trees, hedgerows, existing buildings, watercourses, water bodies, retention and framing of panoramic views;

Infrastructure - green infrastructure and corridors need a holistic understanding, considering the wider role of trees, footpaths, watercourses as linkages connecting wildlife and linkages connecting people sustainably; Policy SE6 of the Local Plan Strategy is particularly relevant;

Building Heights – the immediate context of prevailing eaves and roof heights of neighbouring buildings; new development should be an appropriate height for its context; buildings can vary considerably within the conservation area and there are examples of single storey bungalows and tall three-storey dwellings, although this is the general limit; building heights should be related to the immediate context and the Character Area within which they fall, taking into account topography and overall heights, rather than the number of storeys; the planning authority may request panoramic street views to correct levels, to demonstrate the context where this is in any doubt;

Roof materials and massing – traditional roof pitches (the Conservation Area has predominantly steep roof pitches) and the use of high-quality materials, will be actively encouraged and there will be a presumption against proposals that remove existing stone slate roofs, natural clay tiles and natural slate; the planning authority will not support the use of concrete or cement-based unsustainable roofing materials in the Conservation Area;

Building materials and palette - the Conservation Area has three distinctive areas with different concentrations of materials and different palettes; in the outer areas, Character Areas A and C, new development should use the vernacular forms of architecture which are prevalent (considering the specific colour palette, traditional materials and details); in Character Area B there is more scope for architecturally distinctive and outstanding designs that build on the highest quality of architectural composition; extensions to unlisted buildings in the Legh Road Conservation Area should not significantly reduce the garden space; **extensions** should respect the height, bulk and general form of the host building; extensions should be secondary in character to the original building;

Important Open Space – new development should take into account the important open space identified in the appraisal and ensure that views are not blocked or harmed by development;

Ancillary buildings - ancillary domestic buildings or annexes will be considered in locations between the main dwelling and the highway on a case-by-case basis; garages and ancillary buildings should be independent and not included with the massing of dwellings.

Archaeology

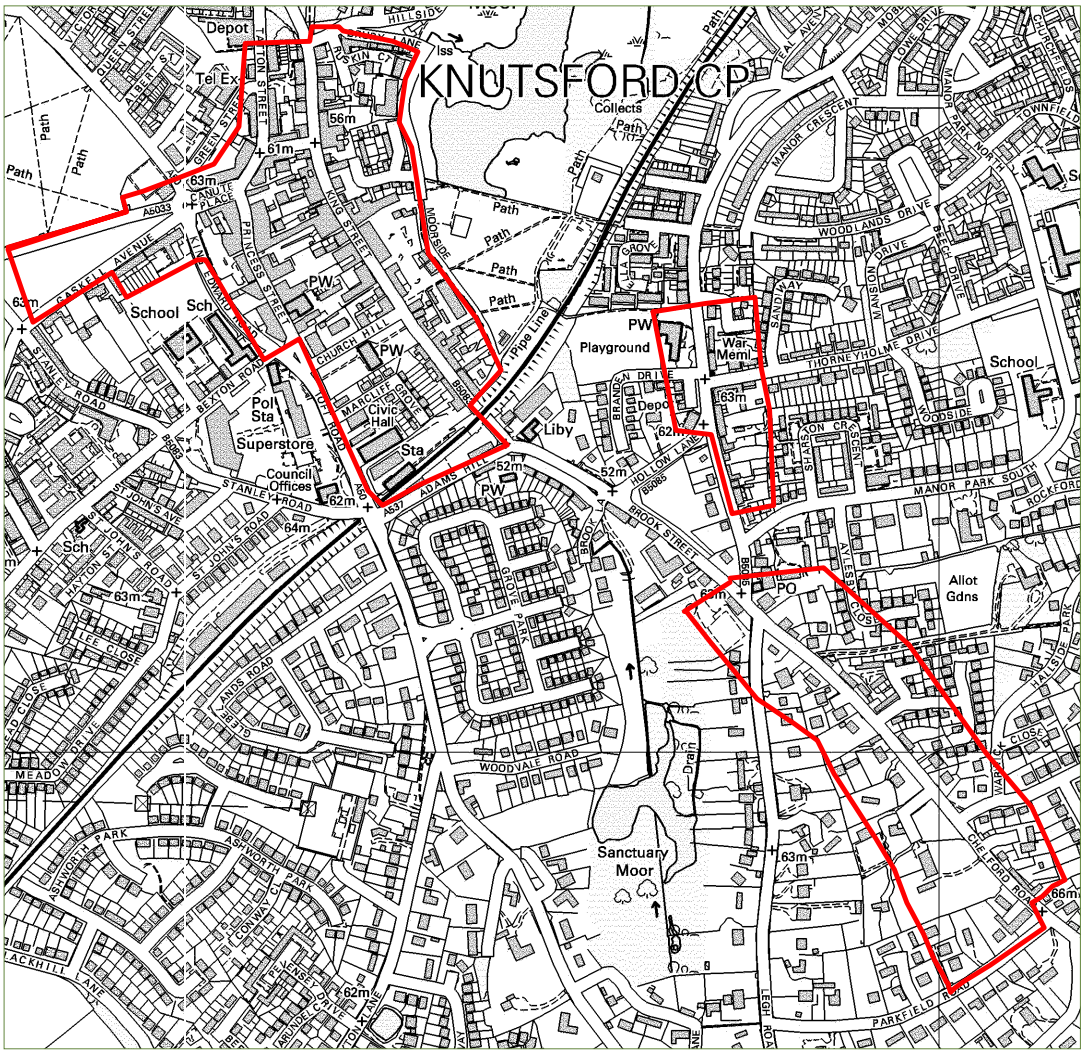
The appraisal identifies a large length of Chelford Road, within and overlapping Character Area C, as being part of the historic medieval settlement of Over Knutsford, an area of Archaeological Potential. This is one of three areas identified to have archaeological potential within the Knutsford area, two of which lie outside the Legh Road Conservation Area boundary. Each of these areas of Archaeological Potential have been assessed to have significant below ground remains relating to their medieval core and require archaeological mitigation for any below ground works.

The area of Archaeological Potential is not directly related to conservation area boundaries, and this supports and highlights the potential spread of historical materials in a complementary manner to the conservation areas.

All proposed developments within these areas[6] will require direct consultation with the local authority archaeological service.

In the year 2020/21 there were 27 direct consultations relating to developments within the Knutsford parish and the archaeological mitigation recommended ranged from Desk Based Assessments to Palynological and Topographical Survey. Each consultation is assessed individually, and the

6 This excludes Scheduled Monuments, where applications are notified to Historic England.



Knutsford Areas of Archaeological Potential

archaeological mitigation is recommended based the proposed development, the supporting documentation and the information held on the Cheshire Historic Environment Record.

Proposals for development in any of the areas of Archaeological Potential is likely to trigger the requirement for archaeological observation. Proposals outside the area of Archaeological Potential will be assessed and there may be requests to undertake archaeological works, based on the available evidence.

The areas of Archaeological Potential are reviewed periodically to ensure all potential below ground remains relating to the medieval cores, historical deposits and archaeological deposits are assessed effectively.

Boundary Review

The Conservation Area Appraisal sets out a clear review of the boundary and key recommendations for changes to the boundary. All of these are fully explained and justified in the appraisal. These are limited to the following locations:

Additions:

Include properties at Paradise Green, the public green space, The Garage, and the northwest side of Bexton Lane, Bexton Cottage, White Gates and to the east of Bexton Lane, Flats Nos. 1 and 2, Bexton Lodge.

Include Nos. 19-21 Chelford Road.

Include Nos. 29-47 Chelford Road, and Grange Cottage.

The proposed boundary changes are subject to full public consultation, as part of the adoption of this appraisal and management plan. Alterations to the boundary are considered at full Planning Committee and notified in The Gazette.

Planning Control

Article 4 Direction

The appraisal has identified the need to provide additional control of development, to prevent the loss of historic boundary treatments, to prevent the introduction of high or solid fences which undermine the openness and sylvan character of the Conservation Area, and to strengthen the character of the Conservation Area. A planning authority is empowered to remove permitted development rights under the Town and Country Planning (General Permitted Development) (England) Order 2015. An Article 4 Direction brings under planning control development so that the local planning authority can consider a proposal in detail.

The proposed introduction of an Article 4 affects buildings which are wholly in residential use (C3 Dwellinghouses), and includes dwellings which are divided into apartments, residential care homes (C2 Residential Institutions), houses for retirement living (Use Class C2 and C3), or multi-occupancy (C4 Houses in multiple occupation). All of these types of uses are contained within the Legh Road Conservation Area as many historic properties have been subdivided or re-developed because of their large size. It does not apply to listed buildings, which do not have permitted development rights within their curtilage.

The proposed introduction of an Article 4 Direction is specific to the set of circumstances found in the Legh Road Conservation Area and the threats identified in the appraisal. It is considered that an Article 4(1) Direction is necessary to protect the local amenity of the area and the special historic character of the Conservation Area.

The proposal is to remove permitted development rights for certain classes of operational development, which will control the treatment of boundaries to all dwellings in the Conservation Area (including C2 and C4 use), and the construction of any new walls or fences within property boundaries, as well as ancillary buildings. Under the Town and Country Planning (General Permitted Development) (England) Order 2015 express planning consent is not required for certain works, although the controls are different in conservation areas (known as Article 2(3) land), which have more stringent rules.

The introduction of an Article 4 Direction will also provide much greater clarity over what needs planning permission and will prevent the 'deep frontage syndrome' whereby tall fences are erected up to 2 metres high behind the existing fenceline or a heavily planted boundary of trees and shrubs, or hedge which is adjacent to the highway, in order to circumvent planning controls. The new Direction will apply to proposals going forward and is not retrospective. It is unlikely, therefore, to lead to acclaims for compensation that properties are adversely affected.

The relevant parts of the GPDO are:

Part 1 - Class E
Part 2 – Class A
Part 11 – Class B

Example of a traditional boundary in the Conservation Area, where shrubs and trees supplement the brick wall and provide a high degree of privacy whilst maintaining the character of the Conservation Area.

Example of a traditional boundary in the Conservation Area, where a new close-boarded fence has been added to provide a complete screen, removing the garden from public view and undermining the openness and sylvan character.

Example of a modern interpretation of a panel fence, with minimal transparency and horizontal proportions that stands out in the Conservation Area and draws the eye.

Part 1 – Development Within the Curtilage of a Dwelling House
Class E – The provision within the curtilage of the dwellinghouse of-
(a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or
(b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.
This will apply to dwellings as defined under use Class C3 and C4.

Part 2 – Minor Operations
Class A - The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.
This will apply to Use Classes C2, C3 and C4. It will also apply to sui generis uses, such as public houses, and offices (Class Eg).

Demolition of boundary walls
Under permitted development rights certain walls within the conservation area which are lower than 1 metre high could be demolished without the need for planning permission, under 'relevant demolition' rules. As many of the historic property boundaries are lower than 1 metre high, and retain embanked gardens, it is considered appropriate to remove the opportunity to demolish low historic boundary walls by removing permitted development rights for demolition. Complete replacement of an existing wall or fence will require planning permission, but removal of permitted development rights is advisable to provide consistency and clarity, to address partial replacement and demolition of walls which are either over or under 1 metre high, or variable in height .

Part 11 – Heritage and Demolition
Class B – Any building operation consisting of the demolition of a building.

The Article 4 Direction, therefore, applies to most properties in the Legh Road Conservation Area, with very few exceptions.

All proposals relating to the Article 4 direction will be subject to a six-week period of consultation as part of the adoption of this management plan.

The procedures for an Article 4(1) Direction involve ratification by the Secretary of State. It is likely that this will be a 'non-immediate' direction. The number of owners / occupiers is likely to make individual service impracticable, but the procedure will require extensive local advertisement and a general awareness -raising letter to all property addresses in the Conservation Area.

Advertisements

A wide range of advertisements can be displayed without requiring express consent from the Authority. However, the use of security signs within the Legh Road Conservation Area is becoming a threat to its special character. These require consent, and, in most cases, these will not be approved.

The Local Planning Authority will encourage the establishment of a Neighbourhood Watch for the Legh Road Conservation Area, which will then be able to consider appropriate signage under permitted development rights.

Advice to Occupiers

The appraisal has identified that additional guidance is needed to provide examples of appropriate riven oak palisade fences. Replacement of existing riven oak palisade boundary fences or reinstatement of missing riven oak boundary fences and the provision of new riven oak fencing to new developments will be considered on a case-by-case basis.

There are a large variety of interpretations of the authentic riven oak fence. Examples of where this is successful and where this is unsuccessful are given below.

✓

Example of an original oak palisade fence, with split or riven oak and oak pegs fixing the uprights to the rails. The oak has weathered to a muted silver-grey colour and fence panels are irregular with a subtle difference in height.

✗

Example of a modern machine-sawn palisade fence, stained and nailed to rails, of regular height and form.

The Local List and 'Non Designated Heritage Assets'

A large number of unlisted buildings which fall within the Legh Road Conservation Area will be classified by the local planning authority as 'non-designated heritage assets' (NDHA for short). This is not the same as the Local List. These NDHAs are covered by separate planning policy under the National Planning Policy Framework[7] and under the Local Plan (part 1) Strategy 2010-2030, Policy SE7 https://www.cheshireeast.gov.uk/pdf/planning/local-plan/local-plan-strategy-web-version-1.pdf and Policy HER1 of the Local Plan (part 2) draft Site Allocations and Development Policies Document.

The research undertaken for the Conservation Area Appraisal has uncovered more information about the historic or architectural interest of properties in the conservation area, which is summarised in Appendix 1 of the Appraisal. This is not an exhaustive summary of special interest and the appraisal recognises that there is more information to be found out about many individual, architect-designed buildings in the Conservation Area. Information will often be held by property owners in their deeds. As part of any application for development, including alteration, extension and demolition, a full Heritage Statement should be prepared by a suitably qualified professional; this should consider the property deeds and any historic plan evidence from the deeds; the planning authority may request that information as part of the justification, in order to make an informed decision.

The effect of development on positive buildings in the Conservation Area and / or Non Designated Heritage Assets is a material planning consideration. There is a general presumption against the demolition of buildings in a Conservation Area which make a positive contribution to the character of the Conservation Area (see Figure 1 and Appendix 1). There may be exceptions, but these will only be considered for demolition where there are substantial public benefits that outweigh their retention and a balanced judgment will be needed; for example, an application for development of a replacement dwelling is not considered to be a public benefit. Where applications are submitted for development in conservation areas involving the demolition of a positive building, these will be considered under either paragraph 201 or paragraph 202 of the National Planning Policy Framework.

7 Para. 203 of the National Planning Policy Framework 2021, and subsequent modifications

Protection of Trees

The appraisal identifies that a large part of the character of the conservation area is the dominant presence of large, mature trees, most of which are located within private gardens. The mature treescape contains an older, high canopy. Street trees within the public domain are limited to Leycester Road and Goughs Lane. However, trees lined many roads when they were planted as part of the Legh estate or where they were planted in the 19th century and early 20th century to enhance gardens. Removal of mature trees dilutes the special character of the Conservation Area and is harmful.

The Conservation Area appraisal identifies where and why trees are important to the Conservation Area. These include:

- Trees that are part of wooded areas, with extensive canopy; Trees that have a strong landscape function, for example defining road frontages, or forming a backdrop to the Harding-Watt villas in views from the west;
- Trees in large gardens with a great variety of form, colour and seasonal contrast;
- Smaller trees planted within boundaries, such as yew and holly, often under a larger, taller canopy, providing screening;
- Individual specimen trees that are distinctive in their own right, whether this is for their age, their colour, their rarity, or their form and stature.

Trees are a material consideration in the planning process and protection of their visual contribution to the character of a Conservation Area carries significant weight. This is supported by Policy ENV6 Part of the Local Plan and Policy SE5 Part 1 of the Local Plan.

Within conservation areas, anyone intending lopping or felling a tree greater than 75mm. diameter at 1.5 metres above the ground must give us six weeks written notice before starting the work. This provides the planning authority with an opportunity of assessing the tree to see if it makes a positive contribution to the amenity, character or appearance of the conservation area, in which case we may decide to serve a Tree Preservation Order.

There are already a large number of TPOs within the Legh Road Conservation Area and these include individual specimens and group designations.

It is important that in any planning application for development recognition is given to the contribution that mature trees make individually and collectively to the character of the Conservation Area. In most cases an application for development will need to be accompanied by an Arboricultural Impact Assessment.

Applications need to consider long-term impacts and suitable locations where trees can thrive. In general, the local planning authority will seek to avoid quick growing conifers that are used for screening, where this does not tie in to the existing character of the Conservation Area. Similar types of large ornamental trees will be expected for succession planting, to provide the same visual benefits.

In general, permission will not be given to fell healthy trees which have a long life ahead of them, without a very robust justification. Where justification is provided for the removal of a tree, the planning authority has a 3 for 1 replacement strategy, wherever this is feasible. Where the site allows, the local planning authority will expect new trees to be extra heavy standard or advanced nursery stock.

Cheshire East Local Plan Strategy (Part 1) Policy SE5 protects trees, hedgerows and woodlands and where development is concerned, "the sustainable management of trees, woodland and hedgerows including provision of new planting within the infrastructure of new development proposals to provide local distinctiveness within the landscape, enable climate adaptation resilience, and support biodiversity".

Policy SE3 – Biodiversity and Geodiversity is also particularly important for the area of Sanctuary Moor, the Local Wildlife Site, in Legh Road. This needs a special and specific approach in recognition of its high value habitat, the need to preserve the site as an 'ecological stepping stone ' and 'wildlife corridor'.

Legh Road - extensive tree cover and high canopy

Policy ENV6 (Part 2 SADPD) of the Local Plan sets out specific policies to cover trees, woodland, ancient woodland, hedgerows, and ancient or veteran trees. This states:
'1. Development proposals should seek to retain and protect trees, woodlands and hedgerows.
2. The layout of the development proposals must be informed and supported by an arboricultural impact assessment and/or hedgerow survey. Trees, woodlands and hedgerows considered worthy of retention should be sustainably integrated and protected in the design of the development to ensure their long term survival.
3. Where the loss of significant trees is unavoidable it must be compensated for on the basis of at least three replacement trees for every tree removed.
4. Replacement trees, woodlands and/or hedgerows must be integrated in development schemes as part of a comprehensive landscape scheme. Where it can be demonstrated that this is not practicable, contributions to off-site provision should be made, prioritised in the locality of the development.'

Trees have not been individually assessed. They are too numerous. In certain circumstances, the planning authority will continue to use Tree Preservation Orders where a tree or a group of trees has significant amenity and / or landscape value and is considered to be under threat.

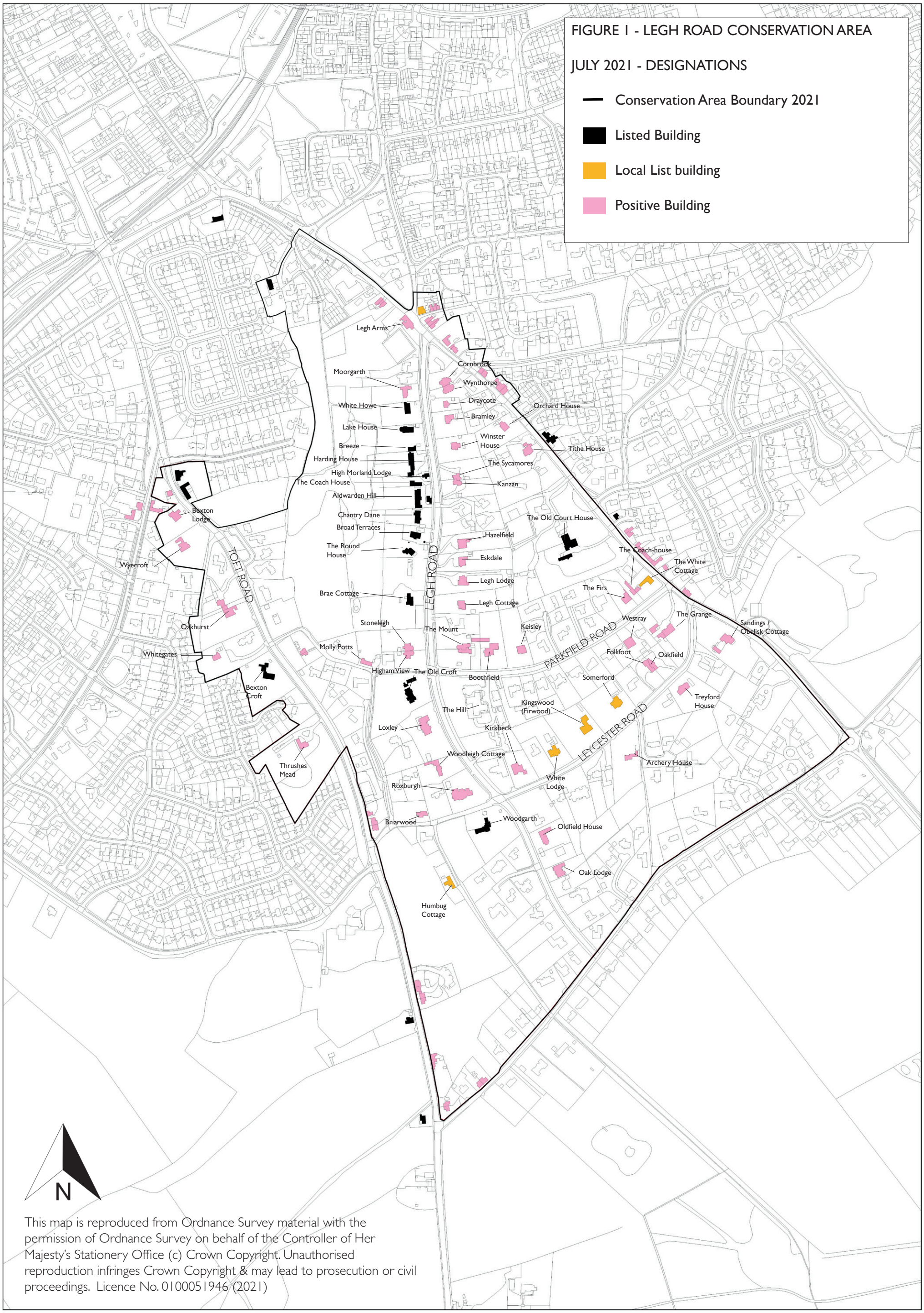
Streets, Traffic and Highway Management

The appraisal has identified a number of issues related to the maintenance and condition of the highways.

Traffic management and highways maintenance schemes can have a significant impact on the character of conservation areas. The problem of vehicles over-running verges along Legh Road and Leycester Road will need to be considered by the highway authority to address kerb heights, gulley maintenance, the maintenance of verges, the maintenance of pavements and the potential provision of a new pavement along the southern section of Legh Road. It is essential that the stone kerbs are retained and or/ restored, that the character of the grass verges is preserved, that paving materials are sympathetic, in either stone flags or a surface dressing avoiding 'blacktop', and that obstructions to the highway are removed.

The highway authority will work with and consult the Town Council, the Conservation and Design Team at Cheshire East Council and local disability organisations on the detailed design of highways works in the conservation area.

The Historic England guidance Streets for All: North West contains detailed advice for the management of highway works in conservation areas.



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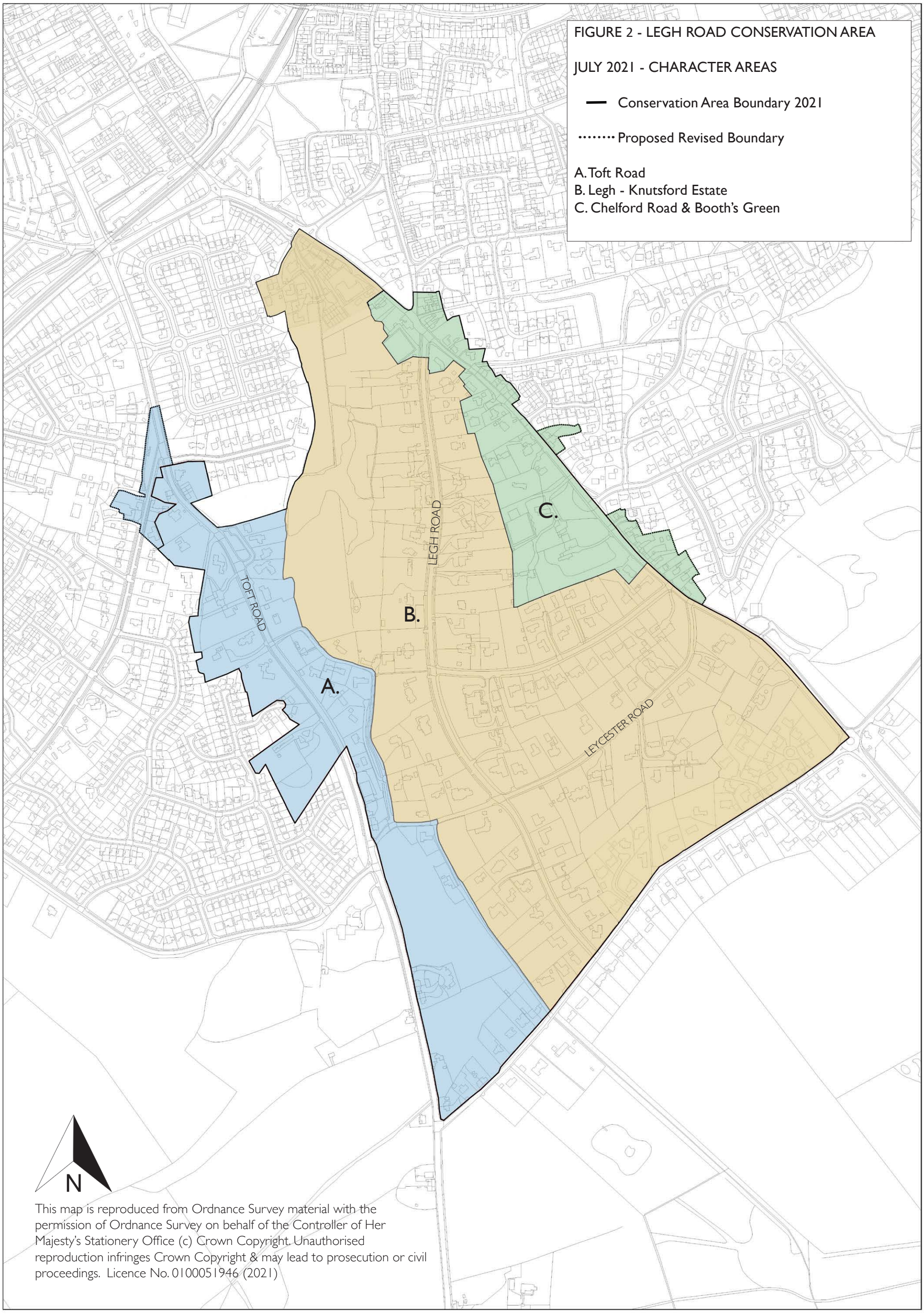

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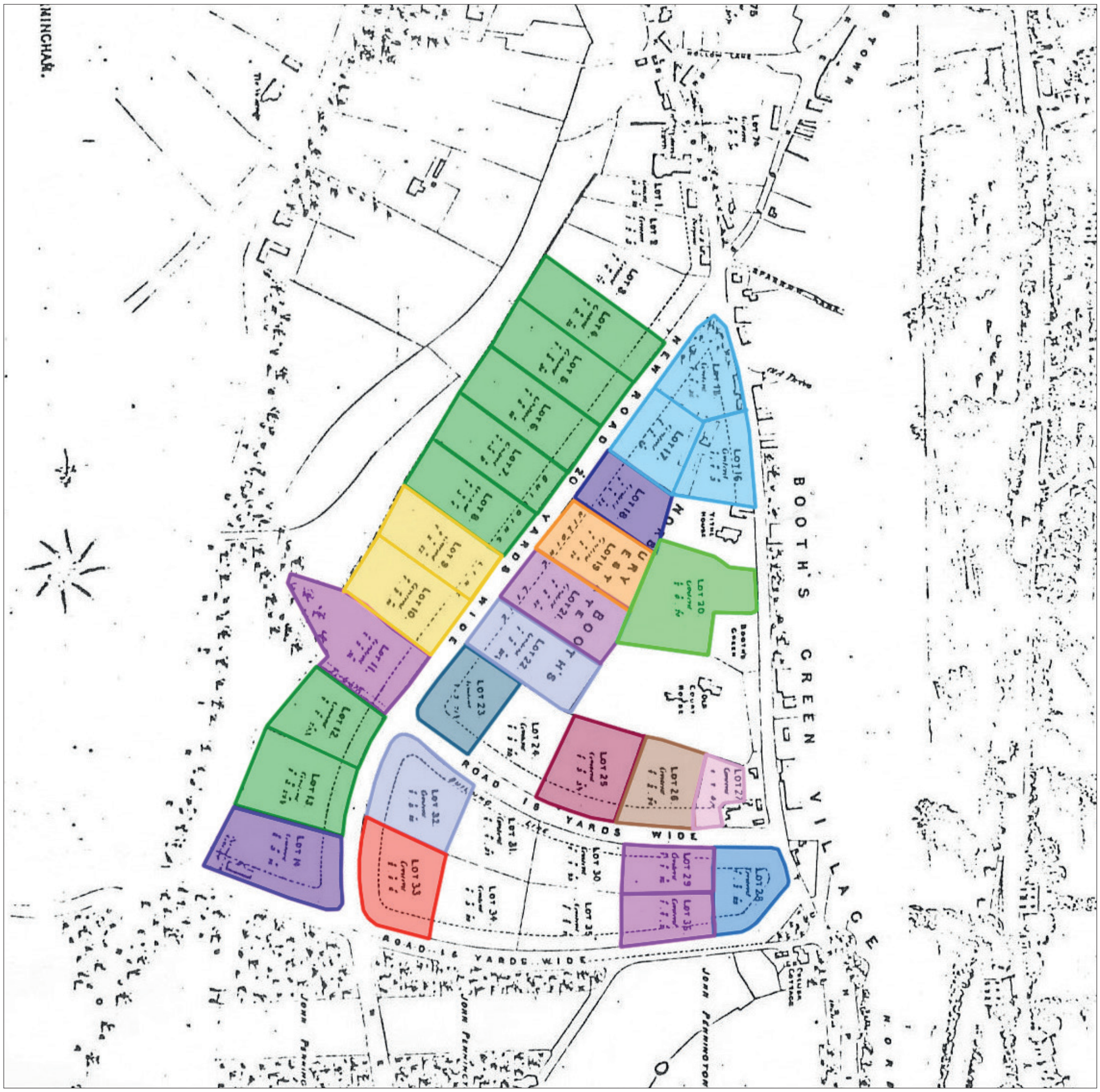
FIGURE 3 - LEGH ROAD CONSERVATION AREA

1866 PLAN with colour-coded overlay of purchasers



Richard Harding Watt	Benjamin Gibbons	Thomas Mason Davies	Edward Lewis Ashworth
Frederick Henry Royce	Robert Flatters	Richard Page	William Samuel Inman
Samuel Thomson Woodhouse	William Ormsby Pooley	William George Caldwell	Mary Oakes
John Tickell	Jane Emelie Wood-house	Murray Mackenzie Speakman	Nathan Glossop Pennington

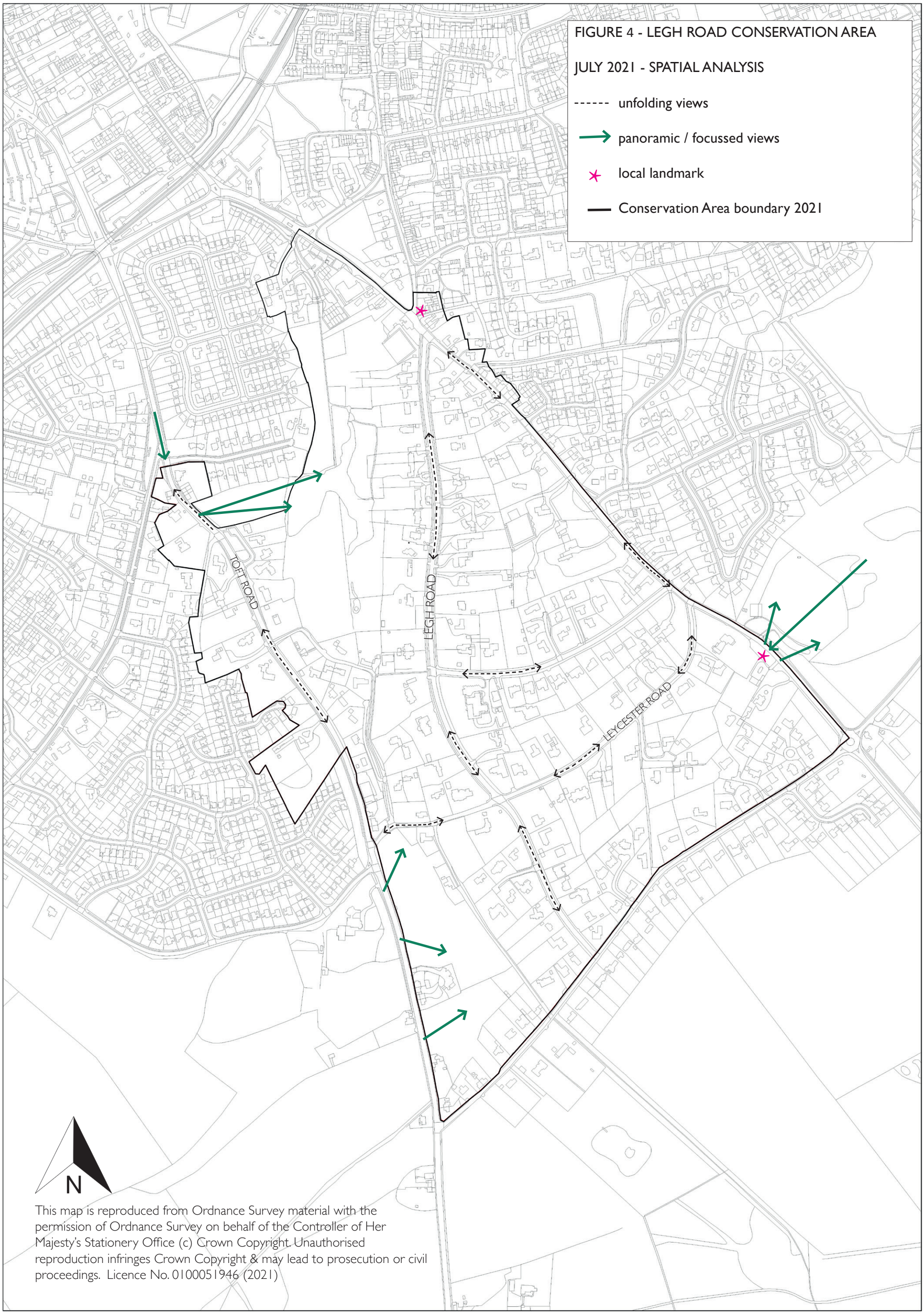


FIGURE 4 - LEGH ROAD CONSERVATION AREA
JULY 2021 - SPATIAL ANALYSIS
unfolding views
panoramic / focussed views
local landmark
Conservation Area boundary 2021
TOFT ROAD
LEGH ROAD
LEYCESTER ROAD
N
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APPENDIX I – BUILDING SUMMARY TABLE

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
Parkfield Road – north side					
Glencorrie	Ca. 1989				
Boothfield	Ca. 1873	Part of Lot 24 1876 OS map 1901 Census 1911 Census – 'Boothfield' Edward Lewis Ashworth Mrs E L Ashworth at Boothfield House, Knutsford – Pall Mall Gazette – 14.3.1874	Boothfield House (1876)		Designed as one of a pair of detached houses with Keisley. Flemish bond red brick with gault brick bands and round-arched windows to first floor, bracketed eaves and sawtooth brick to stone cill band. Attractive timber porch. Advanced bay to front has tri-partite windows with gault brick 'mullions', corbelled brackets support the first floor.
Keisley	Ca. 1873	Part of Lot 24 1876 OS map 1901 Census 1911 Census – Mrs Percival 1898 OS map – "Elton House" 1892 – Robert Whitehead Esq. Elton House, Knutsford – Sporting Gazette – 5.11.1892	Kirsley (1876 & 1909 OS map) Keisley (1911 Census Summary)		Designed as one of a pair of detached houses with Boothfield. Flemish bond red brick with gault brick bands and round-arched windows to first floor, bracketed eaves and sawtooth brick to stone cill band. Attractive timber porch. Advanced bay to front has tri-partite windows with gault brick 'mullions', corbelled brackets support the first floor.
Greenacre	1934	Lot 25 Edward Lewis Ashworth (1878) **1934 –** 407 - proposed new house in Parkfield Road for R. Fontes Esq. – "Greenacre" 1967 OS map			
Longfield	Ca. 1978	Lot 26 – William Samuel Inman (1878) Proposed new house in Parkfield Road, for Mr J. Acton (insp. April 1880) – 55A (LUK 1871). John Acton was recorded as a builder in Knutsford in the 1881 census 1911 – Alfred Crewdson Junior **1928** 280 – proposed alterations at "Eversley", Parkfield Road, by Mellor Speakman and Hall for T.H. Hardy Longfield - 1978 OS map		1898 OS - Eversley (1911) dem. Replaced by Longfield (1978) and Red Walls (2014)	
Red Walls	2014			1967 OS map (see above entry)	Bridge Architects
The Firs	Ca. 1872	Lot 27 – Mary Oakes (1871) 1876 OS map 1911 Census – John Cockburn Aitchison			Stucco villa, with hipped slate roofs and deep overhanging timber bracketed eaves and some ornate bargeboards. Italianate in overall style. Sash windows, mainly round-arched, and blind, round- arched articulated panels to external chimney breasts; horizontal moulded stone bands enliven the walls, projecting bay windows and open verandah.

BPR = Building Plans Register
Highlights (pink) = positive building, (bold) = listed building

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
Coach-house (The Firs)	Ca. 1872				Ancillary building to The Firs, which copies the use of round-arched windows, ornate bargeboards, and simpler banding – painted brickwork and Welsh slate.
The White Cottage LL	ca. 1840	1848 – Tithe map Richard Starkey Building shown on 1871 allotment plan 1876 OS map (LL) Mrs Massenlli – The Laurels Knutsford recorded on 16.6.1880 (Buxton Herald)	The Laurels (1876)		House with heavy roughcast or harling, with some picturesque characteristics, including deep overhanging eaves with ornate, frill-like timber skirt and some leaded-light windows. The origins of this house are not fully understood but it may contain earlier fragments.
Coach-house (The White Cottage)	ca. 1872.				Coach-house attached to The Firs coach-house and probably designed at the same time, painted brick (altered).
Parkfield Road – south side					
Hill Cottage		1967 OS map			
Bay Tree House					
Park House	2011				
Pinetops	2015				
The Willows	2015	1967 OS map - rebuilt			
Oak Lodge	2007				
Parkfield House					
Silkmore	1930s	1934 – Kelly's Directory – Resident J R Hope			
March House	2006	Part of Lot 29 – Samuel Thomson Woodhouse (1893) – 1978 - rebuilt			
Foxmead	2006	Part of Lot 29 – Samuel Thomson Woodhouse (1893) – 1978 – Fawns Mead - rebuilt			
Westray	ca. 1945	Part of Lot 29 – Samuel Thomson Woodhouse (1893) 1967 OS map			Asymmetrical half-timbered house of pegged construction with pair of large, projecting jettied gables, one with an oriel, the other with a bay window, brick ground floor, in English Garden Wall bond, with off-centre, stepped, round-arched door surround. A simple but strong house, echoing other houses of the early C20.
The Boundary		Part of Lot 29 – Samuel Thomson Woodhouse (1893)			
Grange Coach House (see The Grange – Leycester Road - north side)	Ca. 1872-74				Purpose-built coachouse of ca.1872, designed by N G Pennington. Similar detail to The Grange, with louvred ventilator to slate roof.
Leycester Road - north side					
		Unattributed BPR: **1908** 131 – proposed new houses in Leycester Road, Dec. 1908 Messrs I Massey **1910**			

BPR = Building Plans Register
Highlights (pink) = positive building, (bold) = listed building

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
		Proposed new stables and house in Leycester Road – architect I. Massey and Sons, Feb. 1910 – 136 **1939** 614 – det. House on Leycester Road – for N.S. Notem Esq. by W. Thorpe & H.H. Smith			
1 Briarwood	Ca. 1890.	1876 OS map 1898 OS map shows the current plan form, a replacement for the earlier Sandford Cottage. 1911 Census Summary – "Brierwood" – Mr Carver	Sandford Cottage (1876) Briarwood Cottage (1909) Brierwood (1911 Census Summary)		Red brick house, with pair of half-timbered jettied gables (a first impression of a pair of semi-detached houses). English Garden Wall bond, of orange tone, with dentils forming bracket supports to the jettied first floor joists. Possibly a late C19 estate cottage, or pair, quickly converted to a single dwelling.
3 Tall Timbers		1967 OS map		House demolished January 2021	
Wolseley Lodge	2003				
Kirkbeck, 7 Leycester Road	2003	Application no. 03/0162P		Bungalow demolished 2003	Fallows Gowen Partnership. A house of 2003 which borrows details from the neighbouring dwellings on this side of the street. The design has strong similarities with Somerford and White Lodge in the use of roughcast and a pair of projecting jettied gables with projecting massive joist ends, although in this instance with western jettied gable has a two-storey bay window. Central segmental-arched porch, as at Somerford. Artificial stone slate roof.
Silvercraig, 9 Leycester Road	Ca. 1989	Does not appear on 1987 OS map.			
11 White Lodge LL	Ca. 1910	1967 OS map ('The White Lodge' 1911 Census Summary – Mr Redmayne) Are these "BPR - [1]131 – proposed new houses in Leycester Road, Dec. 1908 Messrs I Massey"? Or "Proposed new stables and house in Leycester Road – architect I. Massey and Sons, Feb. 1910 – 136 " Isaac Massey & Sins worked for Percy Worthington on other projects. Was this and Somerford designed by P Worthington? Pall Mall gazette – 26.2.23 – "The White Lodge, the Hon. Hubert and Mrs Constantine Smith's house"	White Lodge (1967)		White Lodge was built as an identical pair with Somerford. Paired gables to the front elevation, with shallow jetties and projecting massive joist ends, deep overhanging eaves with exposed rafter brackets, roughcast. Mullioned and transomed casement windows. Central segmental-arched projecting porch. Ground floor bay and bow windows. Replacement Welsh slate roof. Gable-end stacks and off-set central stack with central flat-topped dormer. Unusual monolithic chamfered gateposts to driveway, with giant ball finials.

BPR = Building Plans Register
Highlights (pink) = positive building, (bold) = listed building

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
15 Kingswood LL	Ca. 1912	15 & 17 LL N.S. Notem – 1934 Kelly's Directory - Firwood.	Does not appear on 1909 map Firwood		The HER states that Firwood was built in 1910. Ornate black-and-white half-timbered house, with paired projecting gables to the front elevation, pegged construction and decorative panelling and braces, mullioned and transomed windows with leaded lights. The plan form with the central dormer window and the off-set chimney stack is identical to Somerford and White Lodge, as is the distribution of windows. Suggests that all were built by the same architect. Clay tiled roof, probably re-roofed.
19 Somerford LL	Ca. 1910	LL 1911 Census Summary – Fitzgerald Falkner Are these "BPR - 131 – proposed new houses in Leycester Road, Dec. 1908 Messrs I Massey"?	Does not appear on 1909 map		Somerford was built as an identical pair with White Lodge. Paired gables to the front elevation, with shallow jetties and projecting massive joist ends, deep overhanging eaves with exposed rafter brackets, roughcast. Mullioned and transomed casement windows. Central segmental-arched projecting porch. Ground floor bay and bow windows. Gable-end stacks and off-set central stack with central flat-topped dormer. Somerford retains its original stone-slate roof and small-paned leaded-light casement windows Unusual monolithic chamfered gateposts to driveway, with giant ball finials.
Legh Court		Part of Lot 36 – S T Woodhouse (1872) 1978 OS map			
Follifoot	Ca. 1874	Lot 36 – Samuel Thomson Woodhouse (1872) OS map (1876 OS map – rear part)	Senlac (1967)		If this was originally one property built by S T Woodhouse, was it also designed by W P Samuels, his preferred architect? (see description below)
Oakfield	Ca. 1874	Lot 36 – Samuel Thomson Woodhouse (1872) OS map (1876 OS map – rear part) 1881 census – Jane Bostock (widow – 70) 13.9.1882 – Chester Courant – S Bostock, Oakfield, Knutsford Oakfield – 1911 Census Summary 164 – "Oakfield", Leycester Road – extensions by Mills and Murgatroyd for T. Blatherwick			W P Samuels? Mills and Murgatroyd Large red brick house, primarily neo-Gothic in style, of Flemish bond, with decorative blue banding and diaperwork to gables, projecting chimney breast with tumbling courses of brickwork, and some stone dressings. Welsh slate roofs, overhanging eaves and bargeboards. A variety of windows, some with brick pointed arches, some segmental brick, some flat in stone. Prominent gable and first floor window to street, with pointed arched window, carved central column, foliated capital and carved blind panel above with

BPR = Building Plans Register
Highlights (pink) = positive building, (bold) = listed building

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
					sinkings and quatrefoil; ground floor projecting bay with blind shield (former entrance porch) Pair of massive carved pink sandstone gatepiers
The Grange	Ca. 1872-74	Lot 28 – Nathan Glossop Pennington (1871) 1876 OS map 1873 – The Grange - Chester Courant – N G Pennington			Nathan G Pennington (architect of St. Mary's Hospital Manchester). In practice as Pennington and Brigden (1861-1894) of Queen's Chambers Manchester and 8 John Street, Adelphi, London. Also designed St. Paul's College Knutsford in 1873. Polychromatic brickwork with neo-Jacobean style diaperwork to external chimney breasts, blue-brick banding, half-hipped slate roofs, heavily-bracketed overhanding eaves with bargeboards. Highly distinctive exaggerated chimney stacks with moulded brickwork set within the half-hips
Leycester Road – south side		**Unattributed BPR:** **1924** 237A – proposed new house Leycester Road - N Newton for William Tetlow, builder F. Whitehead			
2 Toft End	1968				Anthony Jones
4 Humbug Cottage (off Leycester Road) LL	C17 and C20	1876 OS map (LL)			Lobby-entrance plan, timber-framed cottage of the C17, with some small-framing in-situ and arched braces to posts. Wall-plate intact and possibly roof, but soleplate removed. Original doorway blocked up but still evident. Brick nogging replacement of wattle-and-daub. Central brick stack to original 2-bay dwelling. Thatched roof to original cottage and later extensions. Picturesque thatched bay window may have been added by the Toft Hall estate in the early C19. Extensions Anthony Jones
Woodgarth (grade II LB)	1903 1904 (list des.)	1909 OS map 1911 Census Summary - 1903 Proposed house at jcn. Of Legh Road and Lecester Road for Mr G. Wragg, architect / builder T Worthington – in pencil Woodgarth, (Insp. July 1903) – 113A Proposed alterations of Woodgarth for Mr T Tattersall May 1908) – 128 "WOODGARTH has great architectural charm and possesses a quiet quality of picturesqueness which is very pleasing. The happiest bit of grouping is the garden front, close to the edge of an old sand-pit containing a tennis lawn and circular pagoda. " (British Architect, 14 July 1905)			Percy Scott Worthington T Worthington (builder) See list description

BPR = Building Plans Register
Highlights (pink) = positive building, (bold) = listed building

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
		"In 'Woodgarth' the architect, aided by the practical artistic appreciation of his client, Mr Wragge, has produced what will rank as one of the beautiful homes of England. Lying off the beaten track in the heart of a silver birch and pine copse, and approached through a circular-topped oak gateway, the house, being L-shaped, seems like two out-held arms, the main door and vestibule filling the centre angle; ……..From the top of the steps on the left, leading up to the back entrance, a view is obtained of the wild woodland, in harmony with which is the pergola at the lawn end, where, as in the adjacent copse, the feathered songsters can build and rest in peace."			
8 Sylvan Lodge	Dem. 2021	1954 OS map			
10	2011		Russet House (dem. 2008)		Smith
12 Leathwaite		1954 OS map	Foxchase (1967)		
14 Foxchase	Between 1938 and 1954	1967 OS map – extant Split to become Leathwaite and Foxchase by 1978t			
16 Archery House	Ca. 1930	1954 OS map	Archery House (1967)		House, with large format stone-slate roof, rustic brickwork, prominent chimney stack, and diamond-lattice leaded-light casements. Late Arts and Crafts.
18 Aramis	Ca. 1970s		Amarle (1978)		
20 Treyford House	1901	New House and drains in Lecester Road, for Mr H. Winstanley, architects Solloman and Stenshall – T….rd House, (insp.Mar. 1901) – 103 1909 OS map 1911 Census Summary – Hubert Winstanley	The Homestead (1911)		Solloman and Stenshall Good Arts and Crafts three-storey house of 1901, of brick and roughcast, with deep overhanging eaves, exposed rafter feet and machine-made red clay plain tiled roof, which are set on various levels and planes. Details of both tile-hanging to upper gables and pegged black-and-white timber-frame to front projecting bay, which also retains the date carved into the bressummer, and some original metalwork and hopper details. Timber small-paned casement windows. Original red brick ground floor, now painted, with roughcast to upper floor, would have emphasised the contrasting red and white, more akin to the Queen Anne style.
22 The Pines	Ca.1972	1978 OS (not on 1967 or 1971 OS)			
24 Lee Side	Ca.1972	1978 OS (not on 1967 or 1971 OS)			
Sandings		1876 OS map 1911 Census – M M Speakman – "The Obelisk"	Obelisk Cottage (1876)		Villa of white painted brickwork, with bracketed eaves, hipped Welsh slate roofs and large windows, heavily articulated, with projecting hipped bays to the east. Mid C19
West Side of Legh Road (n to s)					

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Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
		Unattributed BPR: **1871** - Proposed House 'Croft Moor", Legh Road, for Mr R. Watt, Architect W. Ashton, Manchester (insp. Sep. 13th 1871) – 52A (LUK 1871) – not built **1926** 248 – proposed house in Legh Road for J. Beswick Esq, by Jones and Dalrymple Location? 385 – proposed new house in Legh Road by Max Tetlow for Thomas Beswick - Jan. 26th 1933 Location?			
Oakwell	1970s	1987 OS map			
Legh Croft	2010	Lot 4 - Richard Harding Watt (1897)	Slayley Holme (1911 Census Summary) The Crescent (1967 OS) Blair House (1987 OS)	Slayley Holme (1898 OS map)	
Moorgarth	1898	Lot 4 – Richard Harding Watt (1897) 1909 OS map 1911 Census Summary Proposed plan of House in Legh Road, for Mr R.H.Watt, by architects Fairhurst and France – (insp. Mar. 1898) – 93A			Harry S Fairhurst and R H Watt Prominent red clay tiled roof, altered. Has important associations with R H Watt. Matthew Hyde describes this as 'Japanese in style with thin decoration in wood' (Buildings of England – Cheshire), but it is not clear how much of this is original and how much is later.
White Howe (gde II LB)	1901 (list des)	Lot 5 – Richard Harding Watt (1897) 1909 OS map 1911 Census Summary (uninhabited) **1911** 139A - Proposed additions of porch at "White House" Legh Road for Mr R.H. Watt, Mar. 1911			Walter Aston Italianate – see LB description and Buildings of England – Cheshire Roman pantiles – purportedly from Bridgewater, Somerset.
Lake House (gde II LB)	1902 (list des)	Lot 6 – Richard Harding Watt (1897) 1909 OS map 1911 Census Summary	10 Tor Walden (1911 Census Summary) - Sparrow		R H Watt / Walter Aston see LB description and Buildings of England – Cheshire
Breeze (gde II LB)	1902 (list des)	Lot 6 – Richard Harding Watt (1897) 1909 OS map Plan of House – Legh Road, R. H. Watt (The Breeze? in pencil), (insp. July 1902) – 109A 121A - Proposed house in Legh Road for R. H. Watt (in pencil Breeze), (insp. April 1905)	Part of Tor Walden on 1909 OS		Walter Aston for R H Watt see LB description and Buildings of England – Cheshire
Harding House (gde II LB)	1903 (list des)	Lot 7 – Richard Harding Watt (1897) 1909 OS map	Built as one property with Harding House, and named 11 High Morland in 1911		William Longworth for R H Watt see LB description and Buildings of England – Cheshire

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High Morland (gde II LB)	1903 (list des)	Lot 7 – Richard Harding Watt (1897) 1909 OS map 1911 Census Summary	Built as one property with Harding House, and named 11 High Morland in 1911		William Longworth for R H Watt see LB description and Buildings of England – Cheshire
High Morland Lodge (gde II LB)	1903 (list des)	1909 OS map 1911 Census Summary	12 Morland Lodge (1911)		William Longworth for R H Watt see LB description and Buildings of England – Cheshire
The Coach House (gde II LB)	1907 (list des)	Lot 8 - Richard Harding Watt (1897) 1909 OS map			R H Watt see LB description and Buildings of England – Cheshire
Aldwarden Hill (gde II LB)	1906 (list des)	Lot 8 – Richard Harding Watt (1897) 1909 OS map	Alwarden Hill, No.13 in 1911 Census Summary – part of The Gatehouse		R H Watt see LB description and Buildings of England – Cheshire
Chantry Dane (gde II LB)	1906 (list des)	Lot 8 – Richard Harding Watt (1897) 1909 OS map 1911 Census Summary	Chantry Dean (LB), 14. Chantry Dane 1911 Census Summary		R H Watt see LB description and Buildings of England – Cheshire Bird House – conical roof – R H Watt
The Lodge (grade II LB)	Ca. 1906	House, incorporating the former entrance lodge of the Royal Manchester Infirmary, originally c1845, Richard Lane, re-erected on the site by Richard Harding Watt, and extended, c1906.			R H Watt & Richard Lane see LB description and Buildings of England – Cheshire
Broad Terraces (gde II LB)	1907 (list des),	Lot 8 – Richard Harding Watt (1897) 1909 OS map	15 Census Summary		R H Watt see LB description and Buildings of England – Cheshire, d.1905 Garden pavilion – cylindrical – R H Watt
The Round House (gde II LB)	c.1900	Lot 8 – Richard Harding Watt (1897) 1909 OS map 1911 Census Summary 123 - Proposed house in Legh Road for R. H. Watt (in pencil The Round House), (insp. June 1905) 126A - Proposed motor house at Tower House, Legh Road for R. H. Watt (in pencil Legh Road), (insp. Dec. 1907)	16 Tower Knowle 1911 Census Summary		R H Watt see LB description and Buildings of England – Cheshire, d. 1904 Garden rotunda
Treetops	1933?	Lot 9 – Frederick Henry Royce (1897) 1938 OS map "385 – proposed new house in Legh Road by Max Tetlow for Thomas Beswick - Jan. 26th 1933" ?			
Brae Cottage (gde II LB)	1898 (list des). Does not appear	Lot 10 – Frederick Henry Royce (1897) 1909 OS map 1911 Census Summary	17 Brae Cottage 1911 Census Summary		Paul Ogden A Steinshal see LB description

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	on 1898 OS map.	Plans of Brae Cottage, Legh Road for Mr Baronian – 42 & 48 (LUK 1871). Alterations and Extensions to Brae Cottage, Legh Road, June 1908 for Mr Z. S. I Baronian, architect A. Steinshal – 129A 381 – alterations to Brae Cottage, Legh Road, Max Tetlow for Thomas Beswick, feb. 7th 1933			
Stonelegh	1886	1898 OS map 1911 Census Summary Lot 11 - owned by S T Woodhouse (1871) Semi-detached Villas – Legh Road, for S Woodhouse, architect W.P. Samuels – (insp. April 1886) - 64A (LUK 1871) Samuel Woodhouse 1901 census Jane Woodhouse (sister)	18 Stone-Legh 1911 Census Summary - Mount Pleasant		W P Samuels Pale pink-coloured brick, laid in a header bond, with a darker red brick banding, the same brick for window surrounds, and moulded terracotta details for embellishments, including friezes of terracotta plaques. The building adopts deep overhanging eaves, segmental and round-arched windows, and the apex of the gables is half-timbered.
Higham View	1886	1898 OS map 1911 Census Summary Lot 11 - owned by S T Woodhouse (1871) Semi-detached Villas – Legh Road, for S Woodhouse, architect W.P. Samuels – (insp. April 1886) - 64A (LUK 1871)	19 Pen-Craig 1911 Census Summary Sheer Hazel (1967 OS map)		W P Samuels Pale pink-coloured brick, laid in a header bond, with a darker red brick banding, the same brick for window surrounds, and moulded terracotta details for embellishments, including friezes of terracotta plaques. The building adopts deep overhanging eaves, segmental and round-arched windows, and the apex of the gables is half-timbered.
The Old Croft (gde II LB)	1895	Lot 12 – R H Watt (1894) 1898 OS map 1911 Census Summary The Builder – January 25th 1896 - drawing	20 The Croft 1911 Census Summary, occupied by Mr Watt		John Brooke ARIBA see LB description
Coach-house north of The Old Croft (gde II – part of above)	1897	1909 OS map The Builder – January 25th 1896 - drawing			John Brooke ARIBA see LB description
Loxley	2009	Lot 13 – R H Watt (1894) 1967 OS map	The Croft (1978 OS)	"385 – proposed new house in Legh Road by Max Tetlow for Thomas Beswick - Jan. 26th 1933" possible – or Treetops? Dem. 2009	Neil Collins – NC Architecture Modern house in traditional style, Flemish bond gault brick, with strong French influence in decorative ironwork balconettes and oeil-de-boeuf windows and dormers. Bracketed eaves and hipped slate roofs, pedimented central entrance with rusticated and plain pilasters.
Woodleigh Cottage	2002	Lot 14 – John Tickell – (1874) 1876 & 1909 OS map 1901 Census - Woodleigh	Dwelling "Woodleigh in Yard" 1911 Census Summary	Former coach-house to Woodleigh dem. 2002	

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Roxburgh	2004	Lot 14 – John Tickell – (1874) 1967 OS map		Woodleigh (1911 census and 1876 OS map) Benjamin Gibbons of Woodleigh(1888)	Chris Stubbs of Fallows Gowen. Bold Arts and Crafts revival see Buildings of England – Cheshire
Lovat Drive	2008-2016	Replacement dwellings for development of circa 1974			
Foxwood	Ca. 1935	1954 OS map			
The Moorings	Ca. 1935	1954 OS map			
North Riding	Ca. 1935	1954 OS map	Richmond (1967 OS map)		
Springfield	Ca. 1950	1954 OS map			
East Side of Legh Road (n to s)					
The Hollies	Pre 1987	Lot 16 – William George Caldwell (1871) 1987 OS map			
Cornbrook	Ca. 1895	lot 17 owned by William George Caldwell (1871) 1898 OS map 1911 Census Summary (Cornbrook – E. H Downie) A W C – monogram to elevation			W P Samuels Polychromatic banded brickwork - pink/ buff header-bond brickwork and striking horizontal red brick banding and dressings and stock terracotta mouldings, embellished with pale limestone ashlar for projecting bow windows. Extended eaves to red clay tiled roof, with ornate brackets and timberwork to prominent gable. Round-arched windows with leaded lights. Stone carved initials as monogram in quatrefoil panel
Wynthorpe	Ca. 1895	lot 17 owned by William George Caldwell (1871) 1898 OS map 1911 Census Summary – Herbert Turner Jones **1895 (LUK 1871)** 86A – proposed semi-detached houses corner of Legh Road and Chelford Road (in pencil Corn Brook and Wynthorpe), W. P. Samuels architect for Mr C. J. Galloway	Dovengill (1967)		W P Samuels Polychromatic banded brickwork - pink/ buff header-bond brickwork and striking horizontal red brick banding and dressings and stock terracotta mouldings, embellished with pale limestone ashlar for projecting bow windows. Extended eaves to red clay tiled roof, with ornate brackets and timberwork to prominent gable. Round-arched windows with leaded lights.
Draycote	1975	Part of lot 16 (1871) – William George Caldwell			Small Georgian style two-storey dwelling, in soft red hand-made bricks, with timber dentilled eaves cornice, raised swept brick parapet with stone coping, central pedimented doorcase with Doric columns, broken pediment and fanlight. Timber sash windows with exposed box frames. Careful attention to detail.
Bramley	Ca. 1880	Part of lot 17 (1871) - William George Caldwell 1898 OS map 1911 Census Summary – Robert Leigh Pickering 286 – proposed alterations to “Bramley”, Legh Road, Mills and Murgatroyd for Col. Blatherwick Esq. 1928			Thomas Mason Davies (Leach) Mills and Murgatroyd (1928) Norman Shaw / Queen Anne style, English Jacobean polychromatic brickwork, with central pedimented Dutch gable, oval oculus or oeil-de-boeuf window, stone shaped copings, English bond brickwork in pink/ grey

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					colour, with contrasting dark red brickwork to window and door dressings, moulded terracotta to pilaster surrounds and entablature. Steep, hipped, red clay tiled roof with coved rendered eaves. Tall brick chimneys with moulded terracotta oversailing courses. Tall small-paned sash windows, projecting above eaves line with entablature.
Winster House	Ca. 1891	Part of lot 17 (1871) – William George Caldwell 1898 OS map 1911 Census – Catharine Rivaz	1911 Census - Haresfinch		Soft red / pink brick with decorative bays and moulded brick bands, raised moulded brick surrounds to windows, decorative scrolled bracketed timber canopies. Sash windows.
The Sycamores	Ca.1874	Lot 18 (1874) – Richard Page 1876 OS map	The Sycamores (1911 census – Herbert Hartley)		Late neo-gothic; red brick with blue banding, variety of window types, with round-arched, flat-headed and segmental arched lintels. Ornate bargeboards to steep pitched roofs. Open porch with ornate timber posts. Welsh slate roof.
Kanzan	Ca. 1874	Lot 18 (1874) – Richard Page 1876 OS map 1911 Census – Edith Claremont (Endsleigh)	Endsleigh (1911 Census Summary)		Late neo-gothic; red brick with blue banding, variety of window types, with round-arched, flat-headed and segmental arched lintels. Ornate bargeboards to steep pitched roofs. Open porch with ornate timber posts. Welsh slate roof.
		Lot 19 – Thomas Mason Davies (1886) 1911 Census – Mr Greenagh 1978 OS map - extant		Fair Mead 1898 OS map Dem. Ca. 1980	Thomas Mason Davies
Hazelfield	Ca. 1886	Part of lot 21 – Jane Emelie Woodhouse (1886) Proposed new house in Legh Road for Miss J.E. Woodhouse, architect R.L. Edwards (insp. Aug. 1886) – 67A 80A – Miss J E Woodhouse – proposed additions to Hazelfield – Feb. 1892 1898 OS map 1911 Census Summary – Mr Beard Motor Garage at "Hazelfield", Legh Road, for Mr Beard, by Redfern Bros., July 1911	Hazlefield 1898		R L Edwards (? Frederick R L Edwards) Delightful loose gothic villa, in strong orange/red brick with moulded red brick details incorporating red brick cusped tracery in blind panels below windows and carved stone and moulded brick window dressings to squat mullioned and transomed windows; red clay tiled hipped roof with exposed rafter feet, ornate lead finial; later tile-hung jettied gable, with black-and-white half-timbered coved eaves, and very tall, ribbed chimney stacks.
Eskdale	1886	Part of lot 21 (1886) - J. E. Woodhouse 1909 OS map 1911 Census Summary – Woodhouse	The Gables (1911), occupied by Mr Woodhouse		Probably R L Edwards Three prominent, half-timbered, gables in jettied construction, with outer pair of full-height bay windows and a central oriel window; deeply-overhanging eaves, with exposed rafters, bargeboards, with drop finials, and Cheshire 'black-and-white' framing to gables; ground floor brick, upper floor rendered, separated by a moulded red brick dentilled band. Distinctive sash windows in timber, upper sashes with small panes. Arts and Crafts style.

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Legh Lodge	Ca. 1891	Part of lot 22 - Robert Flatters (1873) Letter from W Andrew Jones, Legh Lodge, Knutsford – Manchester Courier, 9.11.1892 1898 OS map 1911 Census Summary – Robert Gregson **1914** 179A – "Legh Lodge", A and M. E. Gregson, R. A. Hyatt Phipp; builder T Davies, Gorton – May 5th 1914 – plans approved			Red brick villa, classical in style, with full-height, shallow bow window and full-height articulated bay window, hipped roofs to bay, with finials; dentilled moulded eaves in terracotta; ashlar surround to all prominent bay and bow windows, horizontal ashlar cill band. Sashes. Central round-arched door case in moulded brick, with round-arched window above. Welsh slate roof. Sister house to Legh Cottage – the same architect.
Legh Cottage	Ca. 1891	Part of lot 22 – Robert Flatters (1873) William Henry Houldsworth – Legh Cottage, Legh Road – Manchester Evening News 2.7.1892 1898 OS map 1911 Census – Hinton Arthur Stewart			Red brick villa, classical in style, with two-storey bay window and ground floor bow window. Hipped roofs to bay, with finials; Welsh slate roof. Dentilled moulded eaves in terracotta; ashlar dressings to windows and horizontal ashlar cill band. Central round-arched door case in moulded brick, with round-arched window above. Sister house to Legh Lodge – the same architect.
April Cottage	Ca. 1990				
The Mount	Ca. 1871	Lot 23 – William Ormsby Pooley (1880) 1876 OS map 1911 Census – Francis Ashworth	Mount Pleasant (1876) The Mount (1911)		Large classical villa, in yellow / gault brick, with painted sawtooth timber eaves cornice, hipped Welsh slate roofs, stone cills and stone banding, decorative stone balcony to south elevation, with pierced parapet; prominent canted two-storey bay windows to the west elevation; segmental and flat gauged brick arches, moulded brick and sawtooth brick details and banding. Sash windows.
The Hill	Rebuilt d?	Lot 32 – Robert Flatters (1873) 1876 OS map 154A – alteration to The Hill, Legh Road, Oct. 1912, T Worthington for Mr E.A. Kolp	Fernhill (1901 census and 1909 OS map) The Hill (1967)		
Thornfield	Ca. 1965	Lot 33 – Benjamin Gibbons (1888) 1967 OS map			
?building dem. Replacement 2013					
The Laurels			Claydon (1967 OS)		
Oldfield House	Ca. 1920	1938 and 1954 OS map Advert for housekeeper-cook – Mrs Wallace, Oldfield house, Knutsford – Staffordshire Advertiser, May 1922 Advert for maid – Mrs Hilton, Oldfield, Legh Road, Dec. 1939 – Manchester Evening News Buildings of England – Cheshire incorrectly states that this is c.1990			Arts and Crafts dwelling with a number of similarities with R H Watt in the random and varied fenestration pattern and use of classical details; prominent three-storey gable and main elevation to Legh Road and unusual slate-hung canted gable to south, set within deeply undercut, overhanging eaves; main doorcase surround to Legh Road in ashlar with ornate console brackets and shallow segmental arch, carved stone surround to staircase window; prominent timber classical modillion eaves cornice. Mixture of leaded-light

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					and small-paned timber windows, with quirky eaves dormers, also with shallow segmental pediments.
Langdale					
Oak Lodge	2008-09				Chris Stubbs for Fallows Gowen Arts and Crafts revival. Simple and strong lines, with Voysey influence (see Buildings of England – Cheshire
The Owls	dem.			Arngibbon 1923 bungalow in Legh Road, designed for the Misses Forresters, by Frank Hindley	
Chimneys				Somerville (1967 OS) dem.	
Unattributed BPR:		**1920** 207 – bungalow in Legh Road, P. C. Rhodes			
Pendle Cottage	1923	1954 OS map **1923 -** 220A – proposed bungalow at Legh Road for H Crossley, by Mercer, Stedman and Manley			
Lane End	1923	1954 OS map **1923** - 223 – new bungalow in Legh Road, Frank Hindley for Miss Bottomley; builder: Fearnley & Sons			

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Goughs Lane					
3 / 5	Ca. 1800	1841 Tithe map 1876 OS map			Pair of estate cottages, of late C18 / early C19 date, formerly a single dwelling, owned by the Leycester family in 1848 but a pair of cottages by 1876; warm red brick, shallow slate roofs, part hipped, and dentilled brick eaves. Segmental arched windows to ground floor, with no external lintels to first floor, later alterations and extension with soldier course lintels.

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
Croft Lane					
2 / 4	Ca. 1830s	1841 Tithe map 1876 OS map			Pair of early 19th century cottages, originally owned by the Leycester estate as workers cottages. English bond brickwork, segmental brick arches and pointed gablets

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					to front elevation. Some original small-paned timber casements. Highly prominent pair of chimney stacks with engaged flues. Blue clay tiled roofs.
Molly Potts	1840s + 1886	Tithe map 1876 OS map Proposed alterations and additions to cottage, Molly Potts Lane, for S. Woodhouse, architect W.P. Samuels, (insp. Aug 1886) – 66A Proposed reconstruction of cottage near "The Croft" (insp. Dec. 1897) for Mr Watt, by architects Fairhurst and France – 93			Fairhurst and France & R H Watt Unusual long cottage, with half-timbered effect first floor, simulating a jetty, with close-studding; painted brick to ground floor; very small-paned leaded lights casement windows and continuous glazed lean-to porch with leaded-lights; R H Watt Roman-style chimney stacks (3) with wide vents alternating with bricks set as columns, triangular pediments, finished with clay-tiles. Replacement concrete tiles to main roof and lean-to porch.

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<u>Chelford Road</u> **West side**					
29-33 Brook Street	Late C18 early C19			N/A	29-31 is a late C18 / early C19 brick cottage, part rebuilt and enlarged in the early C20, with some segmental arched windows, and later casements re-set in window openings, with small cornice and stone cills. Original profile of steep pitched roof can still be seen on the gable end. 33 is a late C19 house, with single-storey bay window, round-arched porch and recessed door, sash windows, and later matching extension, embellished with half-timbered first floor window surrounds, which break the eaves.
Legh Arms	1735 and 1896	1841 Tithe map 1876 OS map	Sword and Serpent PH	N/A	18th century inn, Legh Estate, formerly known as the 'Sword and Serpent'. Red brick with segmental brick arches to windows and central doorcase (blocked) remodelled. Stone date plaque of 1735 JES relocated in small timber-framed pediment. Extension in orange/ red brick with half-timbered gable in close-studding, with date of 1896 carved into the bressumer. Windows all probably adapted in 1896.
Orchard House	Ca. 1900	1911 Census – William Samuel Mainprice		N/A	Three storey house, slight echoes of Queen Anne Revival style, with soft orange red brickwork to ground floor and upper floor part roughcast and part brick, painted. Prominent gable to Chelford Road breaks forward and is heavily windowed. Central round-arched staircase window to Chelford Road, with ornate tracery. Moulded stone bands, and ornate door and surround. Small-paned timber sashes. Steep pitched roofs in red clay

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					tiles. Prominent chimney stacks with moulded terracotta oversailing courses.
Tithe House	Early and late C19	Tithe map 1848 – Cragg Watkinson occupier, owner – Peter Legh	Named as Moorfield – 1882 OS map		Two-storey early C19 brick dwelling facing Chelford Road, with three-storey C19 addition to the west overlooking a garden. Painted brick, with Welsh slate roofs, sash windows (some small-paned late Georgian)
The Old Court House and West Court Outbuildings (all Gde II LBs)	C17, C18 and possibly C16	1911 Census – The Old Courthouse – George C Hamilton			See list description and HER ECH5675
The Grange (see Leycester Road – north side)					
Haysville	Ca. 1930s	1938 OS map extant			
Balgownie	Ca. 1930s	1938 OS map extant			
<u>Chelford Road</u> **East side**					
1-3 Mobberley Road, Higher Town (LL)	Ca. 1890s and 1900	1909 OS map Cheshire Image bank – Thompson's Shop Cheshire Image bank – c04154			1 Higher Town Post Office Locally listed building. 1890s corner shop with extension to north Ca. 1900 shop (possibly early 'County Stores', Co-operative store) with Vernacular Revival timber framing corbelled out to first floor and brick to ground floor. Integral dwelling to east is solid brick. Ornate cross-bracing to timber-frame panels and complex timber brackets to overhanging eaves. Plaster pargetting to infill panels with improving mottoes and educational images of people and scenes of industry: harvesting in the fields, sewing seed, threshing corn, a baker with loaves of bread, a shop counter with sugar cones, a hunting / fishing scene, and some scenes from Aesop's fables: the dog and his reflection, the bear and the bees, the fox and the stork, the fox and the grapes. Oriel window with coving and motto: "Great Business Must Be Wrought Today Our Mission Is To Sell, We'll Do our Part Full Well, Yours to Quickly Buy If You'll Only Let Us Try" And to the main gable, which has a coved half-hip are two panels with the inscription: "Think of Ease but Work On, No Gains Without Pains" Complete shopfronts to all elevations, with leaded-light clerestory glazing.
1-5	Ca. 1900	1909 OS map			Row of three houses built in red brick with ground floor bay windows, recessed shallow porches in basket arches, with terracotta mouldings, asymmetrical projecting bays with half-timbered panels and bargeboards. Welsh slate roofs and prominent

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					chimneys. Sashes. To Chelford Road, wrought iron pedestrian gates and bricks set in a herringbone pattern to boundary. Nos 3 and 5 were built as a pair ca. 1900, and No. 1 was added later, by 1910.
7 Hazelhurst	1725	1841 Tithe map 1876 OS map		N/A	C18 Flemish bond brick house, of fine quality, with later single-bay extension. Tithe map shows it was owned by the Legh estate. Date plaque in the form of a shield to central projecting pediment, above corbelled eaves, in lead or carved stone SLJ 1725. Ribbed and gauged flat brick arches to windows, with later sashes. Good Georgian panelled door. Welsh slate roof.
11	C18	1841 Tithe map 1876 OS map Cheshire image bank -		N/A	Linear row of three C18 cottages, now one. Painted and rendered brick, slate roofs. Segmental brick arched windows (modern uPVC has replaced timber).
13-15	C19, possibly earlier interior and roof	1841 Tithe map 1876 OS map Cheshire image bank photo – c12552			Three bay cottage, probably early C19, painted brick. May contain earlier building. Eaves dormers, formerly thatched. Large stack.
17 Caldwell House					C18 or C19 row, with late C19 and C20 additions. Painted brick, render and plain brick, with ornate decorative bargeboards to all elevations. Deep overhanging eaves and exposed rafter feet. Modern frame to gables. Tall, extended chimney stacks.
Park Cottage (gde II LB) **19 Chelford Road**	Late C18 / early C19				No. 19 listed grade II – painted brick, with massive extended eaves, chevron-pattern moulding to boxed cornice, central raised pediment with same chevron detail and drop finial, small-paned casements.
21	Late C18 / early C19				Early C19 picturesque estate cottage. No 21 in English Garden Wall bond brickwork (formerly lime-washed), flush eaves, now raised, with chevron pattern moulding to eaves fascia. Three-light casement windows, those to ground floor with wedge rubbed brick lintels. Ball finial to southern gable. Tall brick chimney stacks with multiple oversailing courses.
29 Chelford Road (gde II LB)	C17				See list description
31-33	Early C19	Tithe map 1848			One early C19 dwelling, extended to create two by 1898. Brick, now rendered. Large corbelled stacks. Former estate house, owned by Peter Legh in 1848.
35-39 Pump Cottages	Early C18	Cheshire Image Bank c04280 Tithe map 1848			Early / mid C18 row of cottages, with painted brick, cambered lintels to ground floor windows, altered. No. 39 has a prominent gable frontage to the street and may have replaced an earlier building or may encase an earlier building. Former estate cottages, owned by Peter Legh in 1848. Slate roofs, modern windows. Photo in

BPR = Building Plans Register
Highlights (pink) = positive building, (bold) = listed building

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
					Cheshire Image Bank shows three-light timber casements to Nos. 35-37.
41-47		Cheshire Image bank c04280 Tithe map 1848			C17 and C18 row of cottages with remains of cruck frame to No. 41 and no. 43. Rendered, modern windows. Former estate cottages, owned by Peter Legh in 1848. Nos. 41-45 were formerly thatched (see archive photo) and may have all had cruck frames. No. 47 is later, probably C18, rendered, and formerly had a central triangular pediment to the centre of the eaves, as found at No.7 Chelford Road.
Grange Cottage	Early C17	Cheshire Image bank c04313 Tithe map 1848			Early C17 cottage, with trusses and substantial remains of timber-frame to interior, smokehood to first floor, and four-centred arched doorways to cross wall. Formerly known as Old Dame School and occupied by Jane Roylance in 1848; she is identified as the 'schoolmistress' in the 1841 and 1851 census. Formerly a thatched cottage and used as inspiration as a 'school' by Elizabeth Gaskell in her novel Cranford. Two cottages by 1898. Roughcast and small-paned timber casements. Eaves now raised and Welsh slate roof.

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
Toft Road West Side s to n					
Thrushes Mead	Ca. 1920s	1938 OS map		N/A	Painted brick, with moulded brick details, neo-Georgian-style, small-paned timber windows and round-arched doorcase with fanlight. Welsh slate roof.
Bexton Croft (gde II* LB)	1896	To the right of the porch, a stone carved car carries lead rainwater head, with initials DDM and the date 1896. Small brass plaque records that the house was built for Donald and Bessie Macpherson and built by John and Joseph Beswick. 'Proposed house at Knutsford, for D.D. Macpherson, Esq. designed by Mackay Hugh Baillie Scott and Seton Morris' – Academy Architecture and Annual Architecture Review 8 (1898).			MH Baillie-Scott The house is considered to be one of Baillie-Scott's best early buildings and has retained much of its original detail. Roughcast render over brick, and mock timber to entrance front, with stone-flagged roof. A stunning example of the Arts and Crafts movement, with strong Cheshire influence. See list description
Whitegates	Ca. 1950s				
Oakhurst, Oakhurst Cottage and Newlands	Ca. 1881-1885	F W Carver – residing at "Oakhurst", Manchester Courier 1886 F W Carver – 1891 census, and until his death in 1922.	The Gilds		Strong red brick, tile-hanging with ornate fish-scale tiles, black-and-white half timbering to gables, red-clay tiled roofs and prominent bay windows.
Wyecroft	1928	1938 OS map			Brindled brick with clay-tiled hipped roofs, deep overhanging eaves and timber casements.

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Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
		455 – detached house adjoining Oakhurst, Toft Road for J. E Braggins Esq, architect Meller Speakman and Hall (1928)			
Bexton Lodge, Toft Road	A.D. 1876 dated porch	John Harrison – 1881 and 1891 Census **1938 -** 585 – alterations and additions to Bexton Lodge, by S. Birkett for W. P. Smith			Prominent Dutch gable with segmental pediment and ornate terracotta panel to Toft Road, strong red brick with red-clay tiled roof, moulded surround to windows, terracotta moulded bands and tall chimneys, timber sash windows.
Garden Cottage	Ca. 1862	1876 OS map	The Cottage		1862 (Leach) Small Georgian-style house, in Flemish bond brickwork, with flat gauged brick lintels, modillion eaves timber cornice, round-arched stucco doorcase with panelling, and modern windows replacing sashes. Welsh slate roof. Gable chimney stacks with oversailing brick courses. Panelled door.
<u>Toft Road East Side</u>					
The Lodge (Gde II LB)	C18 and ca. 1800	Tithe map 1848			See list description
End Croft, The Cottage and Midcot (Gde II LB)	C18	Tithe map 1848			See list description
White Cottage	Early C19	Tithe map 1848			Rendered cottage with broad extended eaves, gable bargeboards and large format slate roof (possibly formerly thatched). The building is linear and runs parallel with the road, abutting the pavement, with a central chimney stack. The presence of a window to the southern bay with a stone hood mould and the same hood mould to the southern gable is distinctive and suggest an imposed early 19th century picturesque character. The relationship to the road, presence of hoodmoulds to windows, Tudor character, and the location of the window and door at the corner of the southern bay all combined suggests that this may be a former tollhouse.
Rowley Cottage & Rowley Bank Cottage	C18				Leycester Estate cottages. Large format slate roofs, English Garden Wall bond brickwork and segmental brick arches to small-paned timber casement windows.
Nos. 2-5 The Toft	C18	Tithe map 1848 and award - Occ. George Eden			Nos.2 and 3 are a former C18 farm building, known as the Dairy Farm until ca.1990, previously of the Toft Estate; now in residential use. English Garden Wall bond (5 rows of stretchers to 1 of headers) brickwork. Segmental brick arches to road are part of later conversion to residential. Nos. 4 and 5 are the original farmhouse, in English Garden Wall bond brickwork with cambered brick arches (early C18) to ground floor, modified at a later date in

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Highlights (pink) = positive building, (bold) = listed building

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
					the late C19 with half-timbered oriel windows to first floor and similar detail to porch. Large format slate roof and oversailing courses to brick chimney stacks. Modern replacement windows.
Ivy Cottage and Roebuck Cottage		Tithe map 1848 and award – 'The Roebuck', occupied by James Sumner Original window with leaded lights – Google Streetview	The Roebuck		Formerly known as The Roebuck, a small inn, part of the Leycester Estate. Pair of brick cottages, in English Garden Wall bond (5 rows of stretchers to 1 of headers), with large format slate roof, end and central brick chimney stacks, with multiple oversailing courses. Ground floor windows have cambered arches (early C18) whilst first floor windows are set at the eaves, using the wallplate for a lintel. Small-paned timber casements (original windows had leaded-lights set within a metal casement – 12 x 12 x 12.
Rose Bank & Toft Cottage	Ca. 1870	1876 OS map			Pair of semi-detached estate cottages, probably by the Leycester (Toft Hall) Estate. Very steeply pitched gable-fronted cottages, with bargeboards, red clay tiled roofs. English Bond brickwork, with segmental arched lintels and shaped moulded soffits. Small-paned timber casements windows. Massive square central chimney stacks with moulded corners and multiple oversailing courses. Split-oak picket fences.

BPR = Building Plans Register
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Holmes Chapel Conservation Area Appraisal

January 2023

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Contents

Executive summary 4

1.0 Introduction 5

1.1 Background 5
1.2 Definition of a Conservation Area 5
1.3 The Value of Conservation Area Appraisals 6
1.4. Methodology 7
1.5. Scope of the Appraisal 7

2.0 Legislative and Planning Policy Context 8

2.1. Planning Policy Context 8
2.2. Conservation Area Policy Guidance 12
2.3. What does Designation Mean? 13

3.0 Assessment of Special Interest 14

3.1. Designation of Holmes Chapel Conservation Area 14
3.2 Location and Setting 14
3.3. Sub Areas 15
3.4 Historical Development 21
3.5 Land Use 26
3.6 Townscape Character and Spatial Analysis 29
3.7 Typical Materials and Details 35
3.8 Landscape Character and Public Realm 35

4.0 Architectural Quality and Built Form 37

4.1. Introduction 37
4.2. Listed Buildings 40
4.3. Buildings and Structures of Townscape Merit 42

5.0 Assessment of Condition 46

5.1. General Condition 46
5.2. Key detractors 46
5.3 Capacity for Change 47

6.0 Boundary changes 48

7.0 Summary - Character Assessment 50

8.0 Management and Policy Recommendations 53

Appendices 54

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Executive Summary

This report is a Conservation Area Appraisal, commissioned by Holmes Chapel Parish Council for Holmes Chapel Conservation Area. The area is small and compact, centred around The Church of St. Luke, a Grade I listed building, and The Square. It also includes Church View, which has a number of listed buildings around the Church, and Church Walk, a narrow 19th century alleyway.

This appraisal has assessed the significance of the conservation area, and those features that contribute to its special architectural or historic interest. It also identifies what features are important to preserve or enhance, and what features would benefit with improvement. This is in accordance with national and local planning guidance contained in the National Planning Policy Framework on the historic environment and the local plan.

The report makes further recommendations to support the area's special architectural or historic interest. These are contained within the Holmes Chapel Conservation Area Management Plan.

Holmes Chapel Conservation Area was designated in 1974. Its boundaries have not changed since that date. The area has been subject to a number of changes since that date. Some have taken the form of new development, while other changes are more incremental in nature. It is considered that the conservation area remains an area of special architectural and historic interest. Of particular note is its street hierarchy, the impressive Church of St. Luke, the collection of historic buildings and their simple aesthetic qualities in The Square and Church View, and views in the conservation area, which are principally focused on key listed buildings.

Paragraph 200 of the NPPF states that "Local Planning Authorities should look for **opportunities for new development** within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset should be treated favourably".

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1.0 Introduction

1.1 Background

This conservation area appraisal has been commissioned by Holmes Chapel Parish Council and undertaken by Henderson Heritage. It follows guidance produced by Historic England on conservation area appraisal. The intention is to objectively record the existing character of the conservation area which is based on the area's special architectural and historic characteristics.

The area of study centres on the church and its immediate environs. This includes The Square and buildings around the Church of St Luke. It also includes areas recommended for inclusion. This will be subject to public consultation.

1.2 Definition of a Conservation Area

A conservation area is defined under S 69 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area ***'of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.***'

The local planning authority has the responsibility for designating and reviewing the extent of designation and to designate further areas if appropriate. Section 71 of the Act imposes a duty on the local planning authority to formulate, communicate and publish proposals for the preservation and enhancement of conservation areas.

Designation recognises the unique features that contributes to the distinctiveness of an area as a whole. This may also include its setting.

1.3 The Value of Conservation Area Appraisals

The special interest and character of Conservation areas may be affected, both positively and negatively, by direct physical change or by changes in their setting.

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Identifying the conservation area's special architectural and historic interest is fundamental to understanding its locally distinctive character. Recording these features in an appraisal ensures that a common ground is established, and it is easily understood. It also identifies the capacity for future changes.

An appraisal will lead to a better understanding of the conservation area's history, local distinctiveness, character, setting and condition, which together contribute to the place it is today. This will form part of the evidence base for positive management of the conservation area in which changes can be considered within a robust policy framework, including Neighbourhood Plan policies and other supplementary planning guidance.

Once the appraisal is adopted by the local planning authority, it becomes a material consideration to use when making development and appeal decisions. It is also relevant to decisions made by the Secretary of State when considering urgent works to preserve an unlisted building in a conservation area.

The characteristics of the conservation area defined by this document should be the starting point for further discussion with the local planning authority where alterations are being considered to or will affect a heritage asset(s).

Each site will be judged on its own merits and on those positive elements which make the Holmes Chapel Conservation Area significant.

1.4 Methodology

The content of this report has been based on fieldwork analysis, which has been summarised in this document.

A key aspect of the survey work was to record buildings of local interest and townscape merit. These are buildings that are not listed, nor are they likely to be, but are sufficiently important to reflect the distinct character of the area.

The appraisal summarises the area and has sub categorised it according to the contribution that the characteristics make to the overall townscape value and character of the conservation area. These areas have been defined as: -

Critical – of key importance, defining the distinct character of the conservation area
Positive – contributes strongly and positively to the character of the conservation area
Neutral – neither positive nor negative features that contribute to the conservation area
Negative – detracting from the character of the conservation area

1.5 Scope of the appraisal

This document is not intended to be comprehensive in its scope and content. It may not include every feature or aspect located in or adjoining to the Conservation Area, but it may well be of significance as evidence emerges.

Such information will be considered in conjunction with the appraisal during the course of decision making by the local planning authority.

The appraisal recommends actions that will be supported in the Conservation Area Management Plan. Some of this will be through the Development Management process. A review of existing boundaries has also been undertaken to determine if areas should be included or removed from the designation.

2.0 Legislative and Planning Policy Context

2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990, the Enterprise and Regulatory Reform Act 2013 and the National Planning Policy Framework (NPPF) provides the legislative and national policy framework for Conservation Area appraisals and management plans.

Under Section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990, when assessing planning applications, there is a statutory duty to have special regard to the desirability of preserving the listed buildings or their settings. Section 72(1) of the same Act, states that the local planning authority must pay special attention 'to the desirability of preserving or enhancing the character or appearance of that area.'

Policies in the National Planning Policy Framework (NPPF) and local development plans, including neighbourhood plans, set out national and local planning policy in respect to the conservation of the historic environment.

The NPPF (paragraph 185) states:

'Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of **sustaining and enhancing** the significance of heritage assets and putting them to viable uses consistent with their conservation.
- the **wider social, cultural, economic and environmental benefits** that conservation of the historic environment can bring.
- the desirability of **new development making a positive contribution to local character** and distinctiveness.
- opportunities to draw on the contribution made by the historic environment to the **character of a place'**.

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A **heritage asset** is described in the glossary of the NPPF (Annex 2) as a "building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets includes designated heritage assets and assets identified by the local planning authority (including local listing)*." (Annex 2: Glossary, National Planning Policy Framework, Ministry of Housing, Communities & Local Government, June 2019).*

Designated heritage assets as those designated under legislation. These are a "World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area"

Non-Designated Heritage Assets are described in the NPPF as heritage assets. They are defined on the Government's website as "buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets." (https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment).

The definition of **significance** in relation to heritage policy is defined in the glossary of the NPPF as "The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic and historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. "

The **setting** of a heritage asset is defined as "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral." Setting is not a heritage designation.

Holmes Chapel has Civil Parish status. It was previously part of the Borough of Congleton. It is now within the Cheshire East borough unitary authority area.

The new **Cheshire East Local Plan** is currently under preparation and will be in two parts. Part 1 is the Cheshire East Local Plan Strategy (CELPS), adopted in July 2017.

The policies within the CELPS that a relevant to the historic built environment are

Local Plan Policy SE1 seeks to achieve a sense of place by protecting or enhancing quality and character of settlements and ensuring high quality and sensitive design in proximity to heritage assets including high quality public realm.

Local Plan Policy SE7 states that the character, quality and diversity of Cheshire East's historic environment will be conserved and enhanced. In all heritage contexts, high quality design should be achieved.

Part 2, the Site Allocations Development Planning Document (SADPD) policies HER1-HER9 are relevant considerations where applicable

Policy HER 3 relates to Conservation areas and states that proposals should take account of the established townscape and landscape character of the area and its wider setting

Policy HER 4 relates to Listed buildings and states development proposals affecting a listed building or its setting will be expected to preserve and enhance the asset and it's setting wherever possible. This includes ensuring that new development affecting the setting of listed buildings takes account of existing townscapes, local landmarks, views and skylines.

Policy HER 7 relates Non-designated heritage assets and is in line with CELPS Policy SE7 stating development proposals will be encouraged and supported where they are designed to preserve or enhance the significance of non-designated heritage assets.

Particularly relevant is **Policy S15: Advertisements in Conservation Areas** which clearly states that advertisements in conservation areas should satisfy all of the following criteria: -

- Signs shall be either painted or individually lettered in a suitable material and shall be of an appropriate size and design in relation to the building upon which they are to be displayed and the character of the area in which the building is situated
- Signs shall preferably be non-illuminated. Where illumination is justified, it should be discreet and uncoloured illumination integrated into the design of the shopfront
- The form of signs shall be of a traditional fascia or hanging type depicting, by means of painting or three-dimensional techniques, the trade or service offered.
- Signs shall, other in the most exceptional circumstances, be of a minimum size necessary to convey their message.

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The Holmes Chapel Neighbourhood Plan 2016 – 2030 forms part of the current Local Development Plan has relevant policies on Character and Design (Policy CE5) stating that new buildings should blend with the landscape and the village environment, and Heritage (Policy CE6) with the objective of protecting the heritage and historical assets of the area.

2.2 Conservation Area Policy Guidance

The following **Historic England documents** were consulted as part of this appraisal:-

- Conservation Principles, Policies and Guidance (2008)
- Historic England *2019 Conservation Area Appraisal, Designation and Management Second edition, Historic England Advice Note 1*
- Historic England *2017 The Setting of Heritage Assets, Second Edition, Good Practice Advice in Planning Note 3*

Historic England's Streets for All (2018) provides advice for Highway and Public Realm works in Historic Places. This document sets out five goals for public realm enhancement as

- An inclusive environment
- Public safety and ease of movement
- A healthy environment that supports our wellbeing and cohesion
- A high-quality environment, and
- Economic benefit.

Identifying significance is contained in the Historic England document Conservation Principles, (2008). Four heritage values are assigned through which a site or place can be interpreted: evidential, historical, communal and aesthetic.

Ways to write the assessment is contained in the Historic England suite of documents Understanding Place, as well as Heritage Advice Note 1: Conservation Area Appraisal, Designation and Management 2019

Public consultation will be undertaken on the appraisal and its contents.

2.3 What Does Designation Mean?

This requirement, as set out in legislation, is also reflected in national and local policy. This is particularly relevant in determining applications for development.

The legislative requirements are to encourage positive conservation and management. These include statutory permissions for: -

- **Demolition** - Planning permission is usually required to totally or substantially demolish buildings or structures within a conservation area.
- **Permitted development** - The extent of 'permitted' development is reduced, such as cladding, extensions to the side of the original dwelling or the installation of satellite dishes.
- **Pruning or felling trees** – A Section 211 Notice is required to the local planning authority for such works to trees in the conservation area, which are over 75mm in trunk diameter, and higher than 1.5 meters above ground level. This is different to works to trees protected separately under a **Tree Preservation Order (TPO)** where the written consent of the Local Planning Authority is required. Should a tree be felled, a replacement is usually required.
- **Advertisements** - Restrictions apply regarding the type and size of advertisements that can be erected without advertisement consent.

Other permissions

The Town and Country Planning Act (General Permitted Development) Order 2015 (GPDO) sets out **permitted development rights** for certain minor forms of development - i.e., development that may be legitimately undertaken without the need for planning permission.

A local planning authority can remove permitted development rights in order to positively enhance the special interest of a conservation area, under an Article 4 direction. **This allows certain types of small-scale development to take place with the benefit of further discussion and if required, with planning permission.**

It is designed to further consider the impact of incremental changes to features such as windows, doors, chimneys boundary walls and gate posts and certain types of extensions, before they are undertaken. It also allows for time to provide an agreed design solution that suits both the applicant and the special character of the conservation area.

3.0 Assessment of Special Interest

3.1 Designation of Holmes Chapel Conservation Area

Holmes Chapel Conservation Area was designated a Conservation Area by Congleton Borough Council in 1974. The boundary has not been assessed or amended.

3.2 Location and Setting

Holmes Chapel is located on the River Dane, 4 miles east of Middlewich, 5 miles north of Sandbach, 8 miles north of Crewe, 20 miles north of Stoke on Trent, and 24 miles south of Manchester. The centre of the village is approximately 1 mile east of Junction 18 of the M6. The M6 forms the administrative boundary between Cheshire West and Chester and Cheshire East borough councils.

Holmes Chapel is 5 miles south west of Jodrell Bank and its world-famous telescopes. It is located within **the buffer zone of the Jodrell Bank Observatory World Heritage Site**, which was designated in 2019. The World Heritage Site boundary includes the iconic Lovell Telescope, and a number of other radio telescopes, including Mark II. It also includes functional buildings and archaeology associated with the development of the site. The Jodrell Bank Observatory World Heritage Site Nomination Text provides the criteria and justification for designation.

The village centre includes a collection of buildings around The Square and the Church of St Luke. This area comprises the historic core of the village and is designated as a conservation area. It is a small and compact conservation area located along the south side of the west – east A 535 Middlewich Road on the junction and the north – south A 50 from Middlewich Road, The Square. It also includes Church View and Church Walk. The topography is flat and there is a solid and consistent building and street line. It is a busy urban village, with mostly commercial properties, but some are residential to the west and east of the village centre.

The special interest of the Holmes Chapel Conservation Area derives from the following elements:

- Urban village centre around key historic roads
- Historic core of the village focused on the Church of St Luke and The Square
- The high-quality townscape and domestic village character of Church View
- The historic and hierarchical street layout that includes The Square, Church View, and Church Walk
- Stop views of key historic buildings
- The leafy approach roads to the village centre

The form of the historic village is recognisable today from the nucleated settlement pattern of the 19th century. There have been some changes, such as the demolition of The Bulls head in 1948 as a consequence of road improvements, and the George and Dragon in 1970. However, the architecture is recognisable and distinct and the character compact.

The village has expanded in the 19th and 20th century and the development pattern and architectural style of the periods are clearly recognisable.

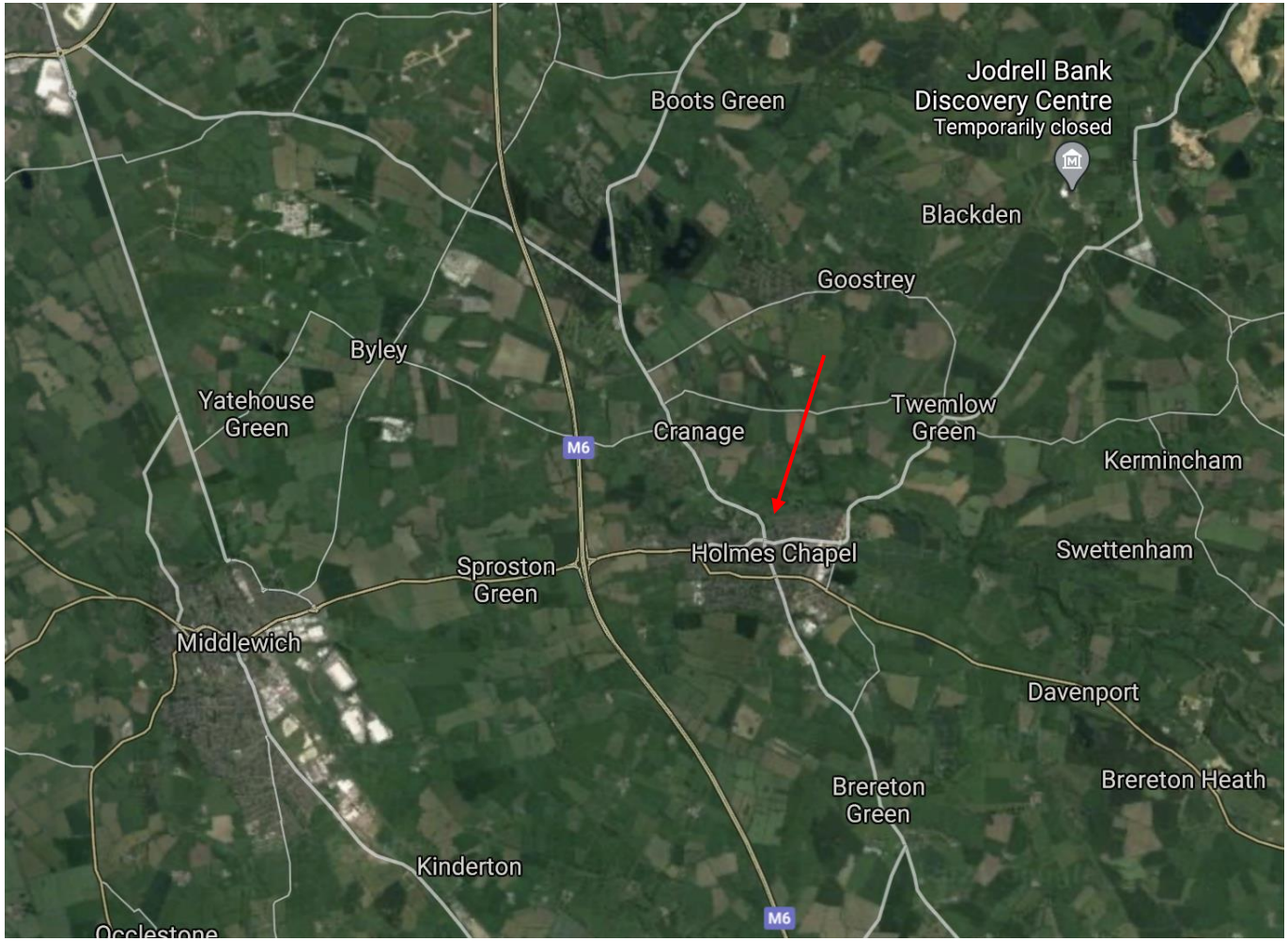

Fig 1. Location plan of Holmes Chapel (Source: Google Maps)

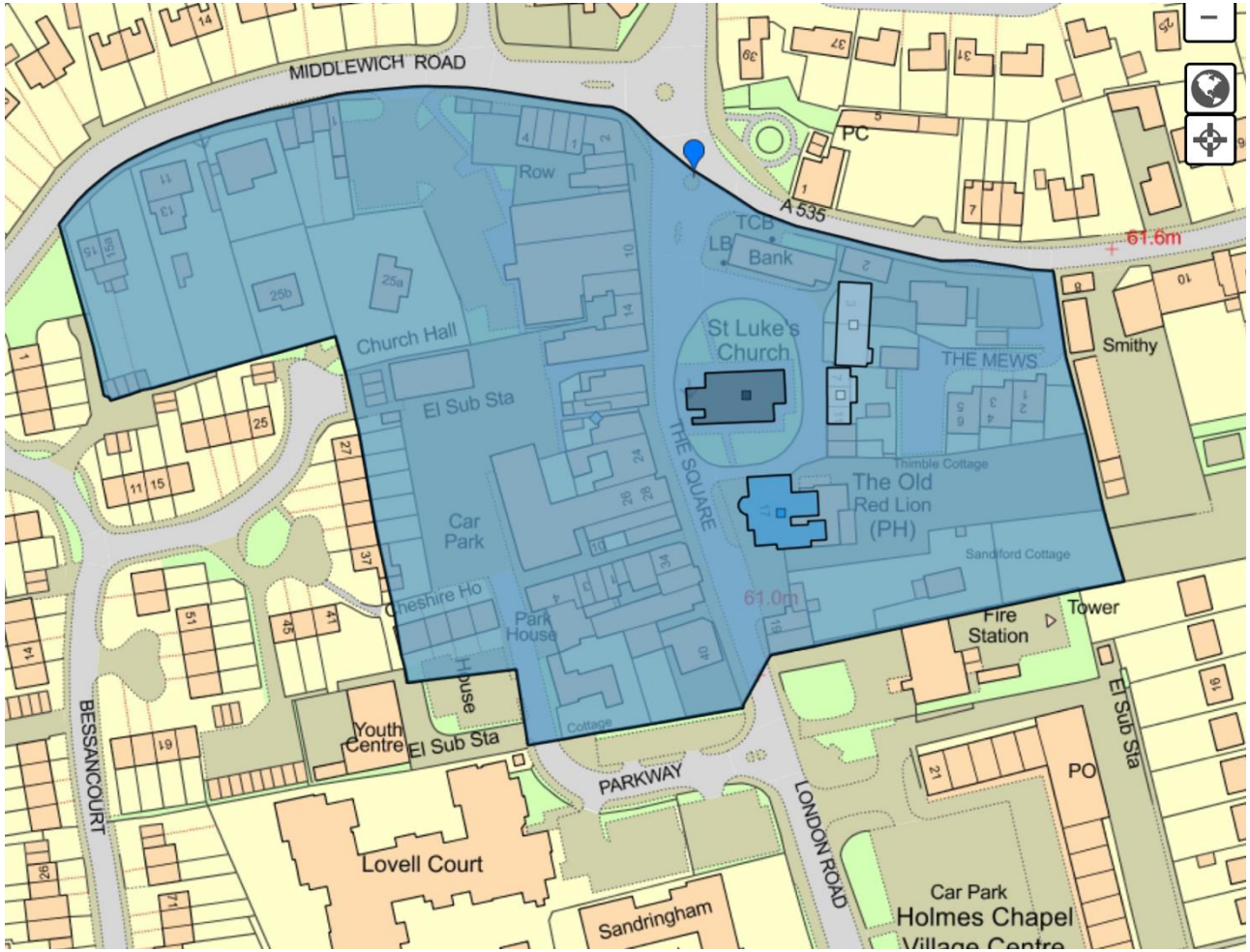

Fig 2. Holmes Chapel Conservation Area. Listed buildings are denoted in grey (Grade I), dark blue (Grade II*), light blue (Grade II) (Copyright: Cheshire East)

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The Church of St. Luke, The Red Lion and No. 5 Church View

3.3 Sub areas

Holmes Chapel is a small conservation area. Within it, there are five distinct character areas: -

1. The Square - the historic core of the village. This incorporates the buildings facing The Square

2. Church View - a narrow lane behind and including the Church of St Luke

3. Church Walk - a narrow alleyway or ginnel

4. Middlewich Road - traditional housing along Middlewich Road

5. Modern development - this includes The Mews, Parkway, and the car park behind The Square off Middlewich Road.

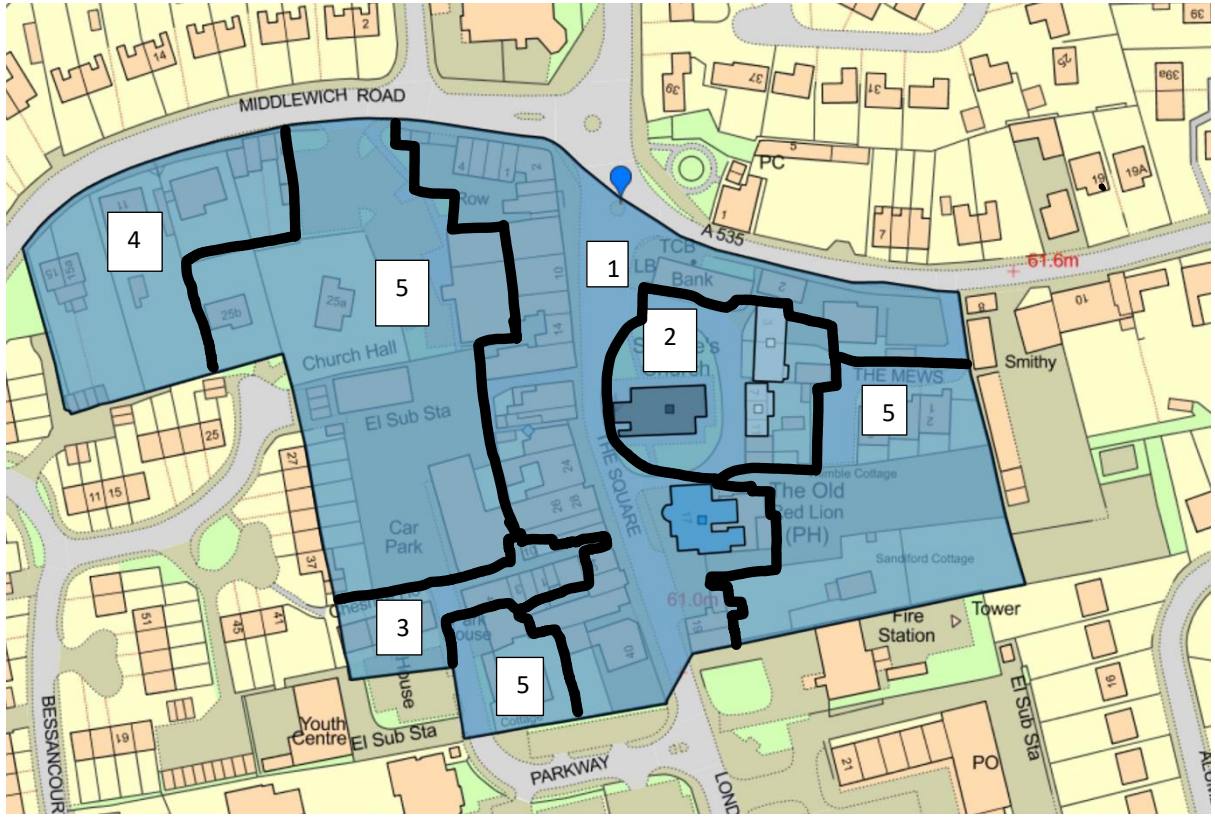

Fig 3. Map of sub-areas

3.4 Historical Development

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An extremely comprehensive history of Holmes Chapel has been undertaken by the Holmes Chapel local history group (www.holmeschapel history.co.uk). Key historical facts relevant to the conservation area have been reproduced here.

Holmes Chapel, known also previously as Church Hulme and Hulmes Chapel, is a village, township and chapelry in the Ecclesiastical Parish of Sandbach. It was located in the Northwich Hundred. It was a village of agricultural origins, that has expanded from its nucleated settlement pattern somewhat in the 19th and 20th century. The core of the village is located around an historic crossroads, situated between the River Dane to the north and the River Croco to the south.

The village centre is historic and compact. Many of the buildings on The Square are on **the tithe map**. This shows a linear row of shops and houses along the west side of The Square, with the Church of St. Luke in the centre and to the east of that, Church View. The buildings are set closely together. The surrounding area is agricultural of fields, and gardens associated with the houses in the village.

The oldest structure in the village is the Church of St. Luke. This is said to date from c1430, but with a church on the site dating from the 12th century, built as a chapel of ease, to the Church of St. Mary, Sandbach, five miles away. It was built to accommodate local parishioners of St Mary, living in Holmes Chapel. The building is within a circular churchyard, typically associated with medieval origins. It was originally timber framed, and has had several alterations, notably in the 15th and 18th century. Church Registers date from 1613, with Bishops Transcripts dating from 1597. The church was encased in brick in the 18th century, distinctive for the Flemish bond pattern and long arched windows.

17th Century Holmes Chapel

The village centre was on both a drovers and coaching route. In the late seventeenth century, these transport links assisted in the manufacture and export of iron bars nearby to the north, at Cranage Mill on the River Dane. The Hall and Cotton families, business partners and closely related by marriage, bought substantial houses including The Hermitage and paid for the substantial rebuilding of the parish church in the early eighteenth century. During the Civil War (1643) the Church tower was damaged by musket fire during a struggle between Royalists and Parliamentarians. Evidence of this is still visible, some 400 years later.

18th Century Holmes Chapel

The Red Lion, on The Square, was built in the last third of the 17th century, with John Wesley (1703 – 1791) leader of the Methodist movement, preaching there in 1738 on his way from Oxford to Manchester. No. 3 and 5 Church View were built in the early 18th century. In the mid 18th century (10th July 1753), a large proportion of the 19 buildings in the village were destroyed by fire. The Church, Red Lion and No. 3 and 5 Church View were the only surviving structures standing. This may explain why there are so few listed buildings in the village centre, with most buildings dating from the late 18th and 19th century.

Many new buildings were erected by principal landowners. The Halls of The Hermitage, Goostrey were principal benefactors. There are a number of buildings in Holmes Chapel with a datestone and the initials TBH for Thomas Bayley Hall. The properties were sold after his death in 1828 to other significant landowners, including the Armitsteads.

19th Century Holmes Chapel

The Square remained the heart of the village, and it included a cattle market, fairs and other village celebrations.

In the late 18th and early 19th century, Holmes Chapel was on a coaching route for London. By 1819 London directed over 120 staging coaches to various destinations in the UK. In 1819 the stagecoach to Holmes Chapel departed from The White Horse, Fetters Lane, London. A journey could take many hours, so inns with stabling were essential. The three pubs in the village – The Red Lion, The Bull's Head and The George and Dragon provided these services as coaches from London-Liverpool, Birmingham, Manchester route stopped at the village.

In 1828 – 29, The Pigot and Co's Directory described a number of trades in the village at that time. These include Grocers and Tea Dealers, Ironmongers, Linen and Wool Drapers, a Tailor, Cooper and Saddler. Some people were listed as having more than one trade.

The tithe map of 1841 for Holmes Chapel shows a small concentration of buildings around the church and around the crossroads. The core of the village is surrounded by fields. The prominent landowners owning land in the village centre were William Eccles, whose father, also William, married into the Hall family. Other major landowners were the Hodges of Lane Ends House on London Road and the Armitsteads of Cranage Hall, who bought the Hermitage Estate. Nathan Knight , the Devisees of Thomas Lowe, Lawrence Armistead and John Plant were others.

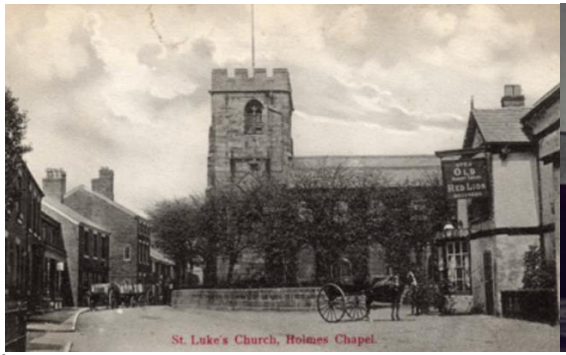
The tithe map denotes the tenure of land and the owner and occupier. On the west side of the village, a line of houses and shops are owned by William Eccles, and tenanted by various villagers – Richard Taylor, (Plot 167) a house and shop on the corner, Ann Leigh (Plot 171) – a large plot including a house, garden and plantation, Isaac Gallimore (Plot 175 - a house and garden owned by William Eccles (Plot 175), James Beech (Plot 176) - a house and garden, Thomas Plant (Plot 177) - two houses and garden and Samuel Yarwood (Plot 178 and 179) - a house and two gardens. An exception to this was James Street (Plot 166), who owned and occupied a house, shop and garden. Nathan Knight owned The Red Lion, which was tenanted by Mary Palphreyman.

The village was clearly an important location for obtaining goods and services and benefitted from good road links with surrounding towns and villages. A forge was established by 1840. The site is now an agricultural engineers and farm supplier's store, just outside the conservation area.

The historic coaching routes fell into decline by the 1830's as new, and more direct routes to large towns and cities were established. The Manchester and Birmingham Railway was completed and opened by 1842. As with most railway towns and villages, the railway impacted somewhat on the village, and its inhabitants. The introduction of the railway allowed for increased social mobility, particularly for the middle classes, who could commute to the larger conurbations.

Bagshaw's History and Gazetteer of Cheshire 1850 described Holmes Chapel or Church Hulme as a township, chapelry and large compact village, containing 165 houses in 1841 and 1008 inhabitants. At this time, the church was used by scholars at the Blue Coats school at Cranage. A Methodist Church had been erected. Trade directories record a draper, butcher, bricklayer, surgeon, and blacksmith and agricultural implement maker in the village.

The Ordnance Survey Map of 1882 still shows a nucleated village in a largely rural setting. This has changed a little by 1899, with small pockets of terraces and detached housing along Middlewich Road.



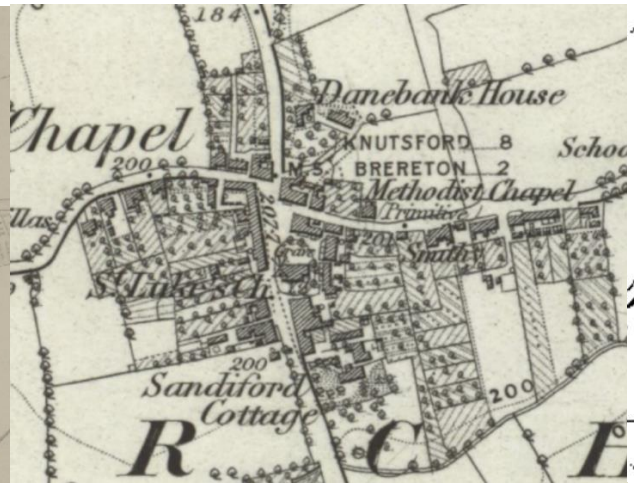
20th century Holmes Chapel

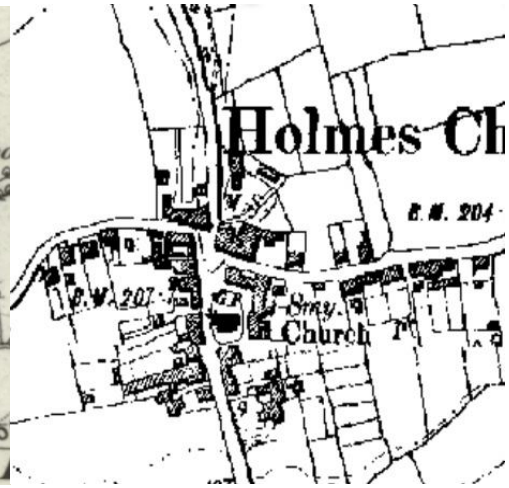
The village is gradually expanding and increasing in density by 1911, with the introduction of Westmoreland Villas, and Bank View on Middlewich Road. Businesses from that period which still have a presence in the conservation area include Mandeville's Bakery (established 1900) on Macclesfield Road,

next to the bank. Morrey's General hardware store, which from 1850 and for many years had a presence in The Square, relocated to Manor Lane in 2014. Two multi-national companies, Sainsbury's and Costa coffee now occupy the building.

Despite its size, significant large businesses located to the village. These included the Holmes Chapel Wallpaper Company, set up in 1911, and Bengers Food Ltd, its head office and factory which was built in 1938, and Fisons, a major pharmaceutical company.

The most significant change to occur to the village centre was the road widening and realignment to the northern end of The Square on Middlewich and Knutsford Road. Prior to the construction of the M6 motorway, the principal route north from London to Glasgow was via the A50, which passed through The Square and around the circular churchyard of St. Luke. The construction of the Staffordshire to Preston section of the M6 in 1963 allowed for increased social mobility. Road widening and realignment resulted in the demolition of the Bulls Head in 1948, and the George and Dragon in 1970. The character of the village changed. Commuting became much easier due to the transport links available. The population grew substantially between 1971 and 1991 when large business relocation and housing development took place. Despite its size, it has a village feel and is located within a rural setting.





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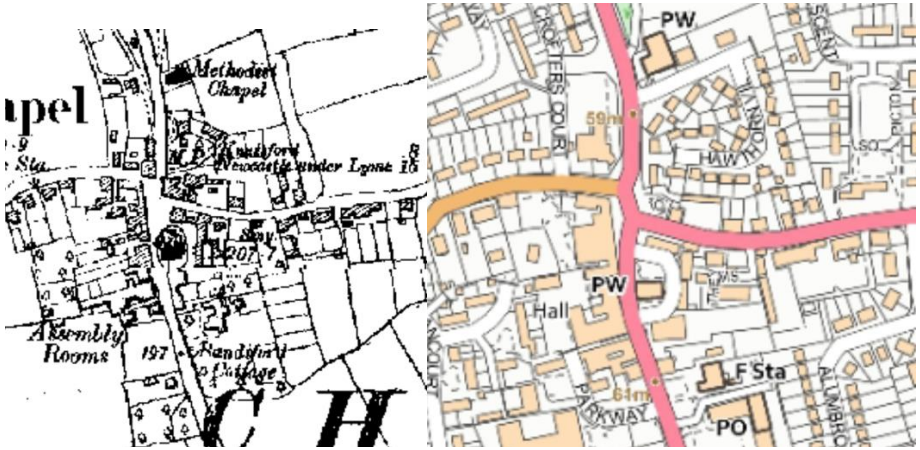

Fig 4. The Tithe Map c.1841, Ordnance Survey Map 1882, 1899, 1911 and present day (Copyright: Cheshire Archives)

3.5 Land Use

The land uses of the area is principally commercial and retail uses, plus banking and ecclesiastic use. There are also a number of houses along Church View and on the west and east perimeters of the conservation area. Historically the land use has not changed, with the village always having an important commercial core around the Church of St. Luke's. However, even when the use has changed – for example from residential to commercial, the built form has not significantly changed as is still legible. The **key landmark building** is the church, which is best appreciated in close views up and down The Square, rather than outside of the conservation area to any significant degree.

The roads are of key importance and provide a through route through the village from west to east at the top of The Square. The Square forms part of a north / south route, but much of the traffic has been re-routed out from the village centre. There are several car parks to support shops in and near to the conservation area. A large car park exists to the west of, and behind the shops on The Square. This is in the conservation area and its character is fairly typical of a car park - functional tarmac surfacing with little in the way of soft landscaping. It is interconnected to narrow walkways and alleys to The Square and to Middlewich Road and as such it very permeable and legible in terms of access to the village centre.

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Despite its size, Holmes Chapel Conservation Area has a rich diversity of streets. They range from:

- Principal vehicular routes to the north and south of the conservation area – Middlewich and Macclesfield Road, and London Road.
- Principal pedestrian streets – The Square
- Secondary vehicular streets – The Square
- Alleys, Lanes and Other Pedestrian Links – Church View, Church Walk and minor passageways including the link from Macclesfield Road to Church View.

These tend to be straight, with the extension of Church View, which curves around the sandstone bound churchyard. They also offer key views and important pedestrian movement and activity. The street hierarchy adds to the village character and sense of place.

The key pedestrian walkways provide important views of landmark buildings in the conservation area. This includes the view of the Red Lion from Church Walk, and the view of the church from the alley next to No.16 London Road. These passages that provide a good view of the historic form of the rear of the properties that front The Square.

Road improvements and realignments has meant that the approach to the village centre from the west is almost incidental, until one reaches the roundabout. It is at this point that the impressive tower of St Luke's and the village character is seen and appreciated within a wider village vista.

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The vista of the Church of St. Luke. Alleys, including Church Walk create a permeable link to the village centre.

The churchyard, an important green space within the conservation area

3.6 Townscape Character and Spatial Analysis

Holmes Chapel is typical of historic Cheshire villages in that it developed as a group of buildings at a road junction. The street layout has changed a little since the Tithe Map – or example there is a break in the buildings on The Square denoting Church Walk, which becomes more established by 1882 and 1899. Out shuts have appeared to the rear of most of the buildings on the map. Overall, the historic street pattern is retained and the. orientation of buildings front on to the street – presenting well defined and well-mannered frontages. Development is dense and mostly terraced on The Square, and typically domestic in scale, with most buildings two storey. There are some exceptions to The Square and Church View, which are 2 and a half to three storeys. This provides a varied roof line, which adds interest to the skyline.

The **western route into the village** on Middlewich Road is slightly curved, with a strong street boundary. Trees, boundary walls and hedgerows contribute to the largely suburban character. The character of the approach and the setting is that of a Victorian and Edwardian suburban. There is a

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strong townscape rhythm associated with this type of housing. The distinctive bay windows, narrow pallet of materials, vertical sliding sash windows and almost uniform building and ridge lines are a key feature.

The conservation area boundary is fairly easily recognisable on **the northern side of Middlewich Road**. Victorian semi-detached houses are separated by modern housing by a small open area. This open space is important in terms of creating a small but distinct separation between the historic and modern development.

The urban form changes as one travels towards the village centre and includes Edwardian brick, semi-detached and detached housing. Beyond that is a small terrace of shops. It is two storey but lower in height to the adjacent Victorian housing, and with narrow gables.

There is a gap in the street frontage created by the car park which services the village centre and where the back of Costa Coffee and Sainsbury's are visible. Landscaping here is a little forlorn and there is opportunity to create a stronger frontage.

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The crossroads is where the character changes somewhat from suburban development to a distinct village centre, with development and the urban grain being much tighter.

The Church of St Luke is the dominant building and key landmark building, which is central to the conservation area. It is encircled by a small churchyard. Barclays Bank is set back which allows for views of the whole of the church. The density of the built form is softened by trees within the churchyard and there are a variety of scales provided by the low boundary walls, the railings, the trees, the varying roofs and tower, which creates a pleasing juxtaposition with each other.

The linear row of properties along **The Square** has a largely uniform street line and there is a strong street enclosure. There are varying degrees of heights, although most are two storey. The three storey buildings rise above an otherwise fairly uniform pitched roof line, and the road looks straight on the map, but curves slightly when viewed from the roundabout and from further north along Knutsford Road. The buildings essentially frame the Church, providing the backdrop and setting.

The Square has **a tight knit grain** and some narrow frontages. There is limited rhythm but there is a coherent built form, created by continuous blocks creating back of pavement building lines, similar building ages and styles, consistency of scale and a similar palette of materials. These blocks are occasionally broken by pedestrian alleyways.

Behind the Square is the car park and back of house area. While the main street has frontages with well-maintained elevations, behind lies areas that are secondary on character and are not distinctive to Holmes Chapel. Of particular note is The Co-op, which has an uninspired back of house style and half-hearted Mansard type roof form that detracts from the conservation area.
The approach from the south along London Road is framed by mature trees. The view of the Church of St Luke is created by its dominant tower and road alignment, which curves slightly. The boundary of the conservation area is clearly defined by its historic buildings on the edge of the conservation area. The grain here is quite loose, and there is a consistency of scale and height. This is quite a bustling thoroughfare.

Church View

Church View is different in character to the east of the conservation area. Despite its proximity to the Square and the bustling thoroughfare, the character of Church View is tranquil, created in part by its proximity to the church and its circular graveyard, which contributes to its essential setting. All of the listed buildings are concentrated in this area and as a consequence it has a very high townscape character. The buildings are varied in height and scale with good quality Georgian town house and early 19th century cottages lining the lane. The enclosure of this narrow lane by the houses and the red sandstone church yard wall add to the intimacy and peacefulness. Small paving and lack of pavements contribute to the domestic village character and charming and informal townscape.

Church Walk

Church Walk is a narrow pedestrian alley, lined with 19th and 20th century brick-built shops and offices on either side. It has a strong sense of enclosure created by a tight grain of development and linear back of pavement building line. It has many active frontages, which give it a pleasing rhythm created solely by colourful doors and projecting curved windows. It is quite different in character to The Square because of the lack of

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traffic, and the single storey shops which give it a distinctly human scale. The frontages are all similar. It is separated from Church House Parkway by a car access point into the car park. Its strongly linear building form continues. The character here is different but there is some uniformity in shopfront design. The public realm is patched tarmac and would benefit greatly from a good quality landscaping scheme.

The approach from the **east on the A535** has a greater variety of building types and ages, and wide verges. The enclosure created by buildings along each side of the road is lost. This is also exacerbated by the removal of boundary walls, and areas of high solid timber fencing along the street boundary line, which loses the character and solid lines created by brick and sandstone boundary walls. There are houses and agricultural style buildings here, which demonstrate the historic agricultural dominated character of the village centre. The open space next to Mandeville's bakery would benefit from redevelopment. Mandeville's Bakers provides a clear and defined boundary to the conservation area on the south side of the road. It has a strong character, created by its traditional windows, and symmetry and proportion to the frontage created by its double fronted shop windows.

3.7 Typical Material and Details

The **predominant building material** is the local Cheshire brick. Many brick-built houses have stone detailing to the windows and as keystones to door surround, within brick arches. Many Victorian properties have painted stone sills, and a small number also have inverted stone lintels. There are a small

number of rendered buildings. Bricks are generally mixed shades of red, typical of 'Cheshire' bricks, some Flemish Bond brickwork is polychromatic, and there are one or two instances of brick banding in a dark blue engineering brick. Roofs are generally slate, and chimneys are brick. Timber is used selectively for decoration for example in the form of bargeboards, fascia's and historic shopfront details such as consoles, and pilasters. Red sandstone has been used for the Church tower and graveyard walls, and one or two domestic boundary walls. Other garden walls are of brick with stone coping.

3.8 Landscape Character and Public Realm

There has been some sensitive **public realm works** in Holmes Chapel. Ashlar Yorkstone paving has been used to the north of The Square, and cobbled setts have been introduced on the crossroads here. Herringbone patterned small pavers in a variety of warm pinks and purple have been laid in Church View to create a shared surface. This further enhances this area's unique sense of place. There are some areas that are tarmacked, including in particular, Church Walk, which detracts from its character.

Street furniture includes small traditional cast iron style bollards and streetlights which add character to the area.

Adjacent to the conservation area is a small area of open space at the road junction of The Square on Macclesfield Road. This area has been well landscaped but is now looking a little tired. The tarmac pavement setting detracts somewhat. A small area of open space adjacent to Barclays Bank is enriched with a variety of flowers and strongly enhances its village character.

The **key green open space** in the conservation area is the circular churchyard of St. Luke. This is quite a generous size, but because of the height, scale and mass of the church it looks almost incidental. Its grass and tree cover is critical to the character of the conservation are, providing relief against the dense built form. The sandstone boundary wall and associated railings are of key importance.

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The Church of St. Luke and its churchyard

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The public realm in Holmes Chapel Conservation Area

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The number and diversity of mature trees in and on the approach roads into the conservation area is also important to the character of Holmes Chapel. A number of Tree Protection Orders are in place to specifically protect individual trees as well as some groups: these include those on Knutsford Road adjacent to the George and Dragon, and on London Road close to the Village Centre and library. These frame the approaches in the village centre and conservation area.

View down London Road

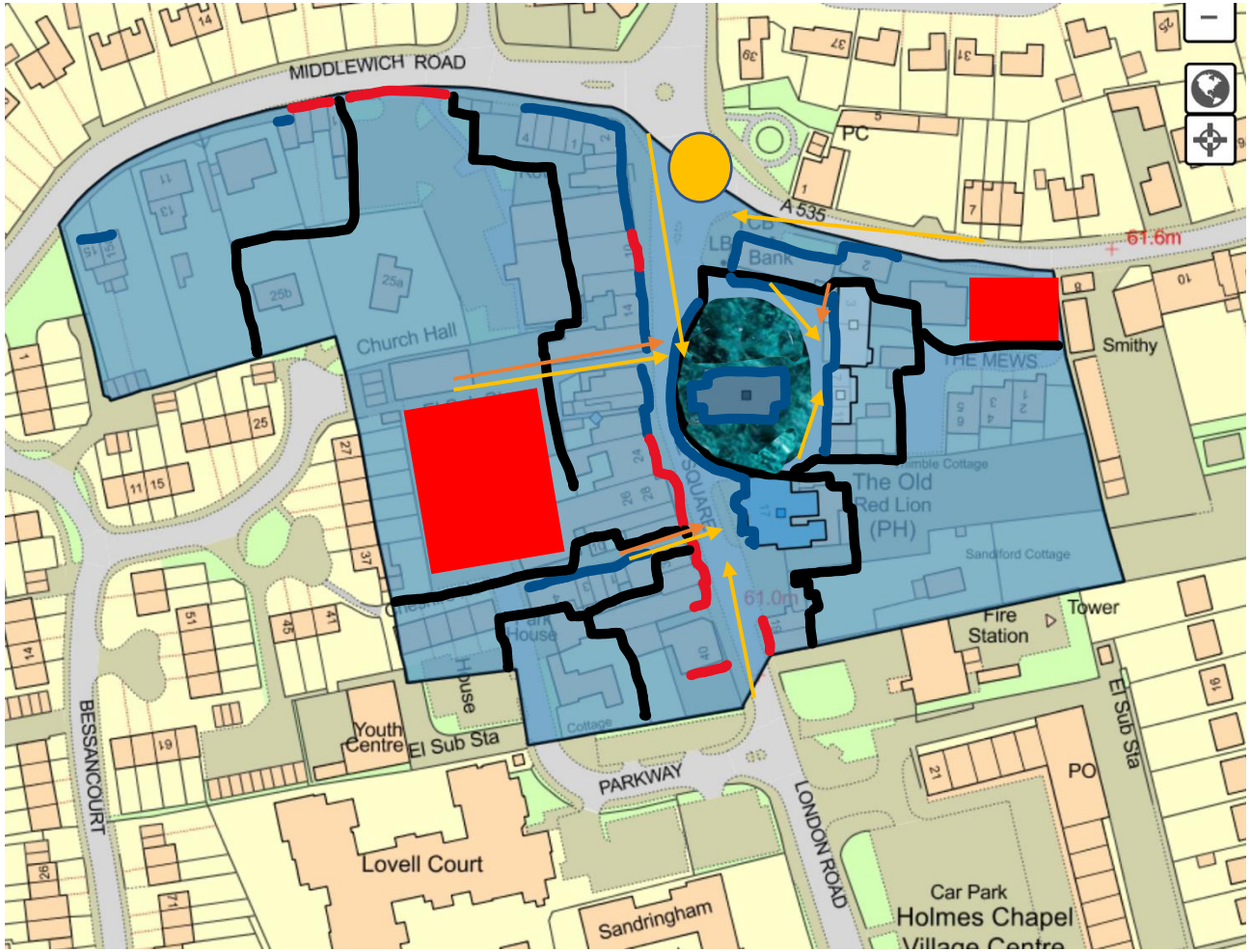

Fig. 5 Townscape and Landscape Analysis Map - Key: key view, pedestrian link, negative environment / weak frontage, strong frontage, important open space, strong gateway

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4.0 Architectural Quality and Built Form

4.1 Introduction

There are several historic architectural styles within the Conservation Area. Georgian and Victorian are clearly evident, but there are some simple vernacular cottages on Church View, and Victorian and Edwardian buildings along Middlewich Road. These are two or three storey in height, from 1-3 bays in width, but all of them face the street. Their architectural features define the façade's character, and there is little embellishment. Window and door design is therefore of key importance to their character.

Domestic buildings on Macclesfield Road sit in plots with small front gardens. The street boundaries are uniform, and hedgerows sit on top of low brick boundary walls. Following the abolition of the Window Tax in 1851, the increased use of glass allowed for the bay window. The semi-detached buildings have canted bay windows at ground floor level, which probably historically had a hipped slate roof, and doors with brick arches and arched fanlights above the door, both of which are a traditional Victorian feature. Gable end chimneys and traditional slate roofs are an important feature. Windows were originally timber and set into the window reveal by at least half a brick, rather than flush to the face of the building which creates a very flat frontage.

Domestic buildings in Church View include lovely examples of Georgian architecture dating from the early 18th century. No. 3 and 5 Church View. Features include a symmetrical frontage, keystones positioned centrally above windows, stone lintels, vertical window proportions, small windowpanes, panelled front doors with white architraves to give the entrance definition and status, with square fanlights above. Flemish Bond brickwork adds to the character.

No. 7, 9 and 11 Church View date from the early 19 century but the very tall, central, chimney stack suggests an earlier 17th century core. These have a simple 19th century cottage exterior, with flush casement windows evident to the first floor, and simple doors, which are 1930's in style.

No. 7, 9 and 11 Church View; No. 3 and 5 Church View; Flemish bond brickwork and stone is used economically for keystones above the window to No's 3 and 5 Church View, within the gauged arched brick lintel. Note the segmented headed 12 pane sash window. Its frame, which has exposed weight boxes, is black, contrasting with the white sash, which is a good regional feature. The doors have eaved architraves.

Commercial buildings - A small terrace of shops on Middlewich Road includes an original shopfront (No. 7) with a cornice, pilasters and console brackets. The narrow fascia to this shop front is a good example of scale and proportion to the building's overall façade. All windows to the upper floors

are uPVC and almost flush to the face of the façade. Suitable window replacements may be a small paned sliding sash or flush casements. The low ridge line, and building line is followed through to the terrace of Victorian style cottages and the shops at the junction of the crossroads and The Square. Chimneys are absent, which makes a flat roofline. These would benefit from reinstatement. Signage would benefit from rationalisation in terms of proportion and materials. This would still allow for each business's bespoke and unique design.

Possible window replacement options to the upper floor

An older building, which has been re-fronted in a Georgian style, with later Victorian detailing, is The Red Lion, a building dating from the late 17th century on The Square. It is a prominent building, located next to the Church and forming part of the boundary of Church Walk. It is listed Grade II*,

and is rendered, which creates a warm contrast with other brick buildings nearby, and the sandstone to the Church of St. Luke. It has vertically aligned windows, with a two-storey gabled porch to the front in the vernacular revival style. It has a variety of sash windows, which have not really changed since the 19th century. It

The Red Lion in 2021, and in the 19th century. The timber framing to the gable is decorative and not structural, which is a feature of the vernacular revival, seen in places like Chester. It has gable end chimney stacks, and a central stack with pots on, which is part of the roofscape. The colours used are warm heritage colours which enhances the building. Signage is discreet and comprises a simple hanging sign and lettering to the façade, which is proportionate to the building.

The **commercial buildings** lining The Square have a uniformity which is generally replicated along the street. Most are Victorian, with key features including horned sash windows at first floor level. Victorian windows have fewer glazing bars than Georgian windows because of improvements to glass making. This allowed for cheaper, larger, stronger panes of glass, which needed fewer glazing bars.

The first floors are generally consistent in terms of similar detailing and proportions although several original sliding sash first floor windows have been replaced with modern windows, which erode the Victorian character of the building. Frontages are generally active and enrich the street character, but one or two, such as No. 24 London Road, would benefit from further works to enhance this lively scene, such as a new shop front, signage, and clearly defined entrance. Roofs are occasionally punctuated with chimneys which add interest and create a varied skyline. The majority of the buildings are mid Victorian in appearance and character.

Examples of window replacements from traditional 2 over 2 paned sash windows to plastic. There are a number of original sliding sash windows in the conservation area at first floor level, which are important features of the conservation area and should be retained.

There is a consistency to these buildings in terms of materials, features, character and rhythm, which is replicated along Church Walk, albeit in a modern style. The plots to both are narrow, and buildings to some corners ‘book-end’ the terrace, providing articulation at ground floor level in the form of door openings.

Barclays Bank, a purpose-built banking hall, is set slightly back, but the landscaping to its frontage along the A535 creates relief in the street scape. Its horizontal form is punctuated by long banking hall windows to its primary façade, reducing in scale to the secondary façade on the A535. The roof forms to the building are pitched and simple to the secondary section of the building, and a more complicated pyramid roof, with a façade that has neoclassical overtones as its primary frontage. It is a well-designed building that adds to the character of the village, yet very different in appearance to other buildings in the village

Building facades to commercial premises in the conservation area are generally plain, with little variety in terms of embellishment, which is mostly provided by vertical windows at first and second floor level, and shop fronts and signage at ground floor. Most shop fronts take up the entire ground floor frontage. There are a huge variety of shop fronts ranging from the original (Farrell Cleaners) to the incidental (No. 2 The Square). The key issues relate to proportion and scale in relation to the host building. A large undistinguished conservatory has been erected to the entire south facing ground floor façade of No. 40 The Square, disguising its double fronted mid-Victorian character.

Some **shop fronts**, whilst modern, have proportions that suit the host building. These include narrow pilasters and fascia's, perhaps with a slight projection but integral to the shopfront design. Stallrisers tend to be low and are similar in height to the bottom rail of the door. Some shop windows are divided into smaller panes, while others have larger picture windows. This creates a strong horizontal emphasis, particularly when the shop front and fascia is painted the same colour. The ground and first floor are further enhanced when upper floors window frames are painted the same colour as the shop front. However, frames and sashes don't necessarily have to be painted the same colour – they can be painted contrasting, complementary colours.

There are few **recessed doorways** but where they exist, they play an important part on the townscape rhythm, and create an important aesthetic in the shopfront. There are some notable larger frontages. These relate to Sainsbury's, Costa Coffee, Gascoigne Halman and the Co-Op. What is generally

successful about these shop fronts is the recessed doorways to Costa Coffee and The Co-op, and the overall proportions of the shopfront and fascia to Gascoigne Halman. What is rather less successful is blank frontages and flush sliding doors, which is particularly evident to Sainsbury's, and to the Co-op on Church Walk.

Some buildings have large shop windows at ground floor and smaller windows at first floor level. These include Mandeville bakery which has flush wooden casements, with a keystone detail to the inverted style lintel. This is a traditional window type that is of importance to the building and area's character.

A shopfront of note is the butchers. This has a tiled fascia and traditional awning that overall suits the building. There are some minor design amendments that could be made, such as the removal of the large metal edge to the awning, but it retains its traditional character.

Signage is a key issue in the conservation area. Due to the independent nature of the small business, there is a huge variety of signage. The support of independent businesses and of their own branding is of key importance. However, successful signage should reflect the host building and style of

shopfront and should contribute to the good examples in the wider townscape. High quality signage will lift a retail area. Fascia sizes differ in size, the least successful being ones that are too wide and deep for the frontage. Signage that is too large or overbearing can have the opposite effect of what the business is trying to achieve. Hand painted lettering, with letters that are proportionate to the fascia should be encouraged. V-cut letters and applied letters area also acceptable. Proportion and quality is key.

Hanging signs are a positive feature in principle but their design is critical. Good quality, robust materials in either timber of powder coated metal or authentic brackets should be encouraged. Section details are important. The location of these signs require careful consideration. Well designed and high-quality pictorial and three-dimensional hanging signs should be encouraged.

A-boards create clutter in the street scene and are particularly difficult to navigate for those who have mobility issues. These should not be used.

Good examples of signage include Farrell Cleaners in terms of overall proportion and design, the Dog Grooming Salon, Costa, Gascoigne Halman.

Contrasting and harmonious colours between the fascia and the letters, using a carefully chosen combination of heritage colours can be effective in picking out architectural details and creating string signage, whilst retaining brand image for independent retailers.

Good examples of signage in Holmes Chapel, proportionate lettering and fasciae, heritage colours

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4.2 Listed Buildings

A listed building is a building that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. There are 7 listed buildings within the Holmes Chapel Conservation Area. These include the church and domestic properties on Church Walk, of which some are listed as one.

The Church of St Luke (Grade I), The Red Lion (Grade II*), No. 3 and 5 Church View (Grade II)

No. 7, 9 and 11 Church View (Grade II)

4.3 Buildings and Structures of Townscape Merit

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A number of unlisted buildings were identified having townscape value. These buildings are not significant to be listed through national and statutory designations, but local authorities may formally identify heritage assets that are important to the area, for example through local listing, as part of the plan making process or during the decision-making process. A local list recognises and identifies buildings, sites and spaces that help build a sense of local identity and distinctiveness, a sense of history place and belonging, but that are not statutory listed.

The following buildings and structures in the Conservation Area and extensions are an initial set of possible nominations for a future local list. These suggestions should not pre-judge the process for the creation of a local list as described in the management plan. However, they have been assessed using criteria from Local Heritage Listing: Historic England Advice Note 7 (2nd Ed) January 2021, and the CEC criteria. They have been chosen for completeness of historic interest and aesthetic value.

No. 1 The Square – Barclays Bank a neoclassical banking hall designed for a village context, with strong articulation to the frontage.

No. 2, 4,6 The Square – late 18th / early 19th corner building with traditional windows and articulation to the corner.

No. 22 The Square – Farrall Cleaners – traditional shopfront and original first floor windows

No. 36 The Square – Mid Victorian building with canted bay window at first floor and well -proportioned shopfront and signage.

No. 14 The Square – good shopfront and fascia with original first floor windows and large central stack.

No. 2 Macclesfield Road, Manderville Grocer and Baker – a symmetrical and well-proportioned building frontage, with traditional casements to the upper floor and good signage. Also, telephone call box.

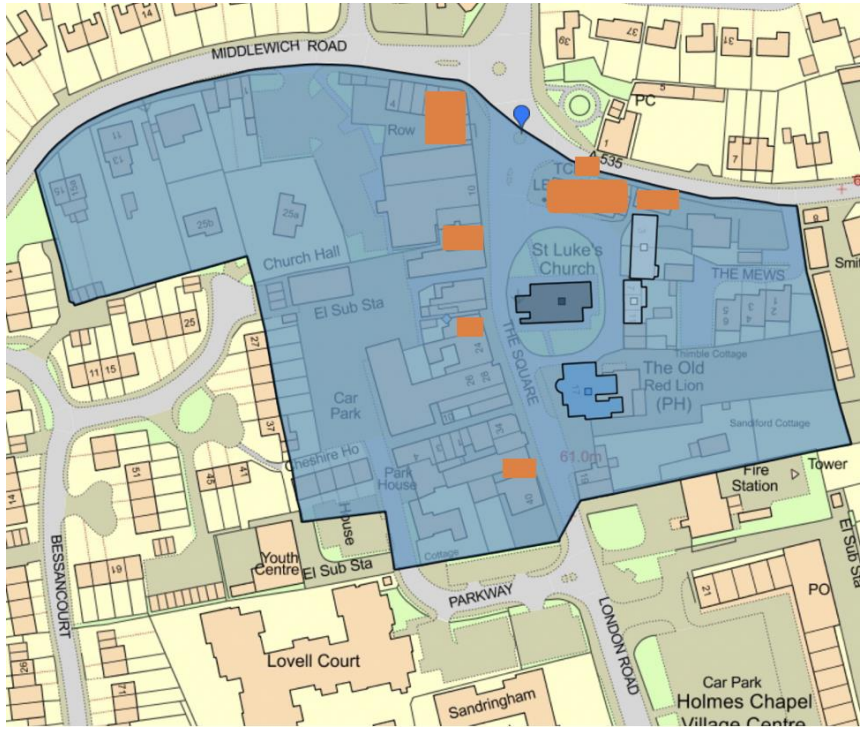

Fig 5. Heritage Assets Map – Grey (Grade I), Dark Blue (Grade II*), Light Blue (Grade II), Proposed buildings of townscape merit (orange)

5.0 Assessment of Condition

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5.1 General Condition

The general condition of the existing Conservation Area is very good. Conservation policy works well to some degree, but signage and uPVC alterations let the area down. Most of the buildings are commercial and therefore do not enjoy any permitted development rights. Planning permission should therefore be sought for changes that would result in a material change in the appearance.

In some of the areas which have been considered as extensions there are unsurprisingly more issues, particularly with inappropriate doors and windows, skylights and development which does not respect the character of the area; these have been included in the following discussion.

5.2 Key Detractors

1. Modern replacement windows to upper floors, which is particularly notable on The Square and to terraces on Middlewich Road.
2. Oversized fascia's and lettering
3. Proliferation of shop signs to buildings
4. Poor quality trough lighting above signage
5. The use of non-traditional materials, which are at odds with the host building ,such as uPVC.
6. Over engineered ramps to main entrances.
7. The rear of the Co-op is particularly detrimental, designed with little thought to context.
8. Poor quality public realm to key pedestrian areas, notably railings to Church House, Parkway, Church Walk and the entry from Macclesfield Road to Church View.
9. Lack of landscaping to the car park behind The Square.

5.3 Capacity for Change

1. Business signage

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2. Reinstating traditional or timber windows and doors and removing uPVC and / or modern timber opening replacements. This would be particularly beneficial when properties form part of a group. Appropriate styles within the Conservation Area are timber sliding sash or side opening casement windows.
3. Retaining traditional building materials appropriate to the building age, style and character - cast iron guttering, slate, timber windows and removing features and extensions that are clearly unsuited to the building.
4. The opportunity should be taken to enhance the public realm and pedestrian environment to key pedestrian routes, in particular Church Walk.

6.0 Boundary Changes

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The Planning (Listed Buildings & Conservation Areas) Act 1990, the NPPF and best practice guidance produced by Historic England all state that the boundaries of existing conservation areas should be kept under review. Parts which are no longer special should be excluded. Where drawn too tightly, the Conservation Area should be extended to include more recent phases or plots associated with buildings of historic interest.

It is now recognised that conservation area boundaries need to be seen within a wider context of urban development. Designated areas should provide protection to buildings that were perhaps not previously considered to be of architectural merit and to the spaces between buildings, such as streets and neutral areas. It is also the case that further information can come to light about the historic importance of buildings and spaces.

Taking this into account, it is proposed that the Conservation Area boundary be extended from its existing boundaries to include the area outlined on the map below.as is shown on the map below. The individual extensions are described and identified in the map below and following text:

- Extension: Open space, restaurant, housing and former smithy area on the A535. This is an integral part of the current setting with historic, evidential and aesthetic interest.
- Removal of buildings: The removal of rear gardens at Bessancourt forming the boundary to the car park behind The Square. The boundary here is somewhat arbitrary

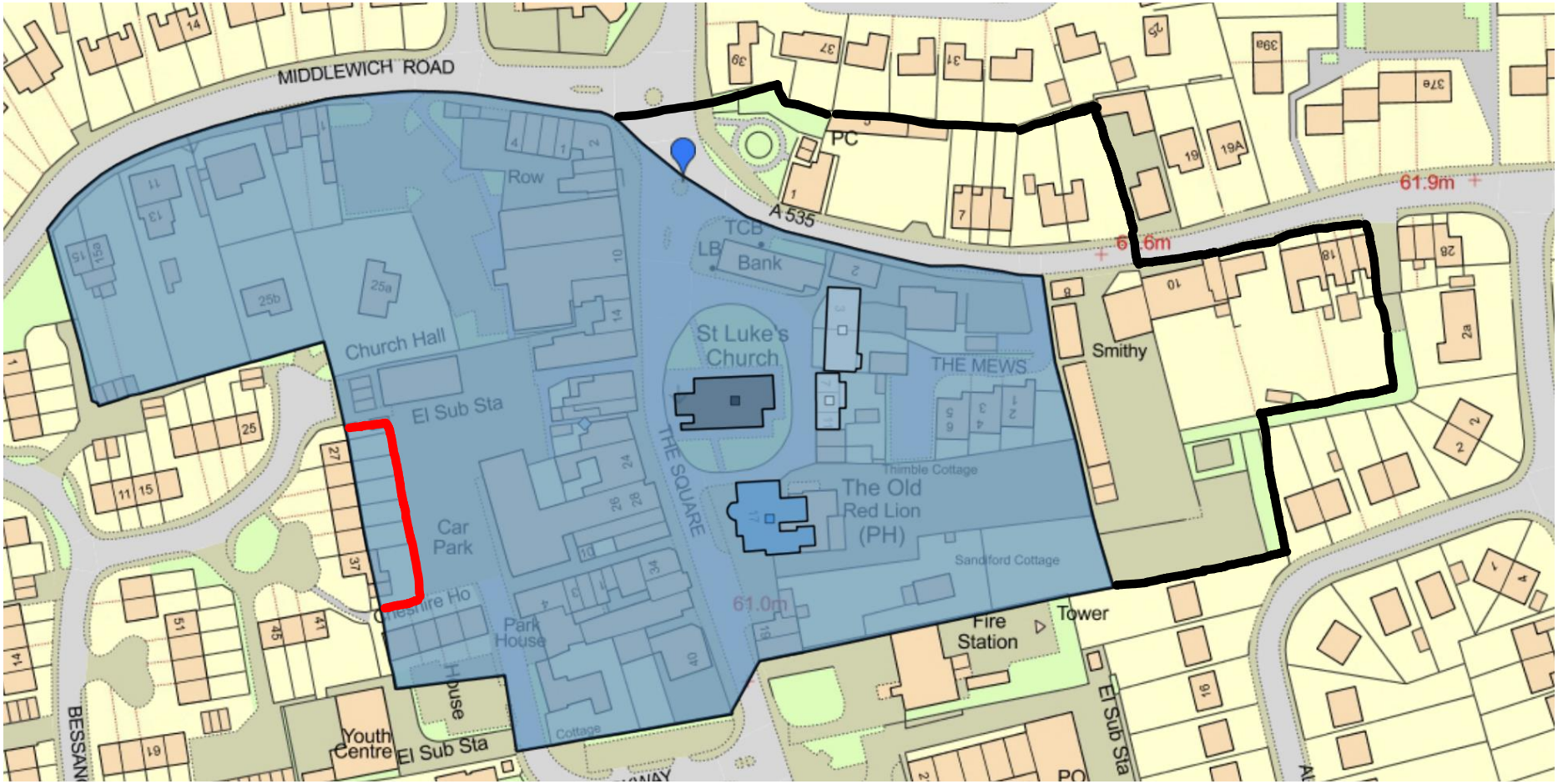

Fig 6. : Proposed Alteration of Holmes Chapel Conservation Area (Red – exclude / black – include)

Buildings in the proposed revised boundary

7.0 Summary – Character Assessment

The overall charter of Holmes Chapel conservation area remains strong. The historic core retains it special architectural and historic interest and its character and appearance remains significant, with a unique sense of place defined by buildings situated around the Church of St. Luke. It is in good condition, but improvements can be made to strengthen and enhance its character, and better reveal its significance.

Critical	– of key importance, defining the distinct character of the conservation area
Positive	– contributes strongly and positively to the character of the conservation area
Neutral	– neither positive nor negative features that contribute to the conservation area
Negative	– detracting from the character of the conservation area

In terms of significance, it can be defined as follows: -

HC1. The Square	**Positive** - the historic core of the village. This incorporates the buildings facing The Square
HC2. Church View	**Critical** – a narrow lane behind and including the Church of St Luke
HC3. Church Walk	**Positive** - a narrow alleyway or ginnel
HC4. Middlewich Road	**Positive** - traditional housing along Middlewich Road
HC5. Modern development	**Neutral / Negative** - this includes The Mews, Parkway, and the car park behind The Square off Middlewich Road.
Conservation Area extension	**Positive** - this is an integral part of the current setting with historic, evidential and aesthetic interest.

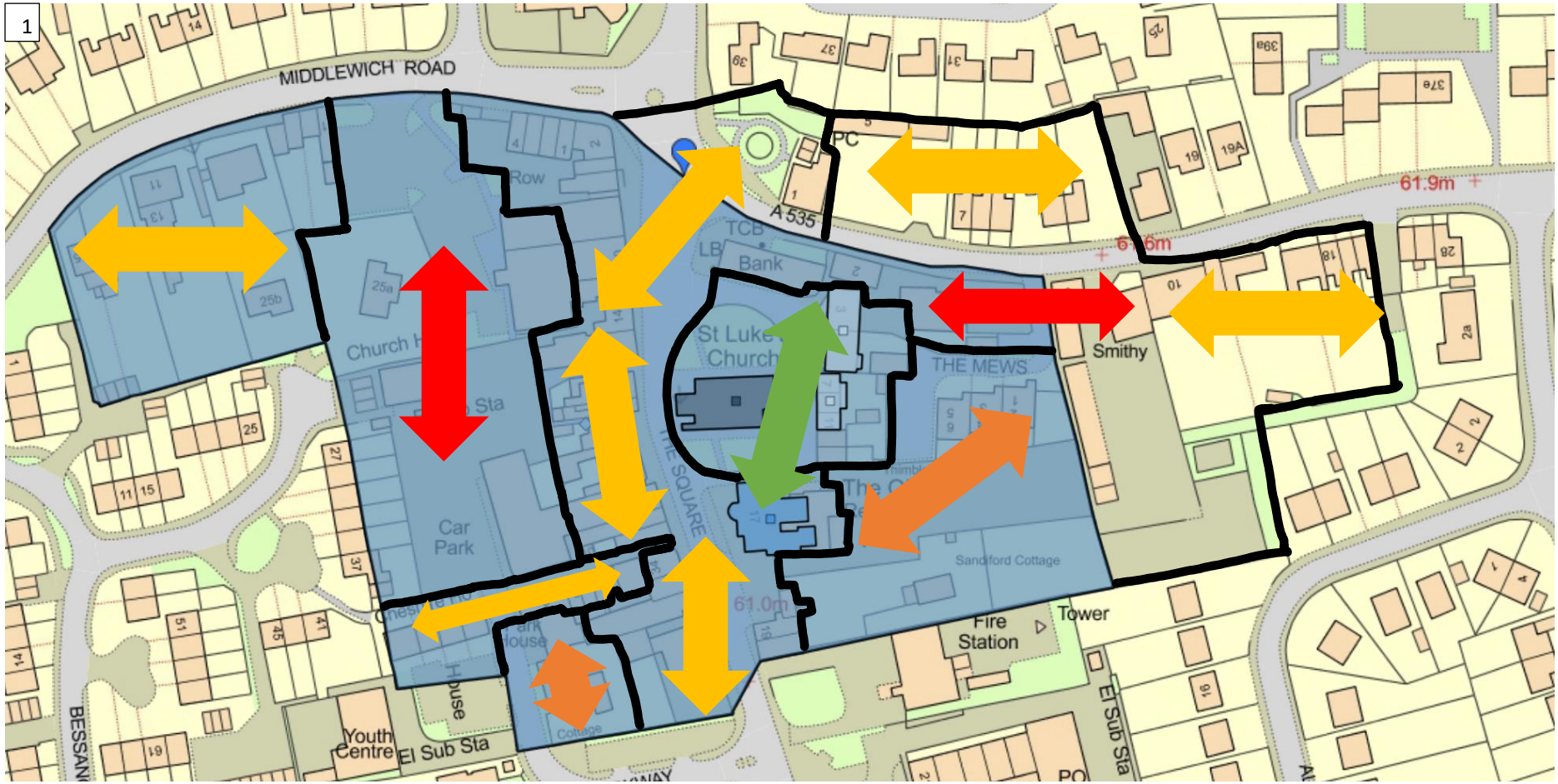

Fig 7. Character Assessment - Key Green – Critical; Yellow - Positive, Orange - Neutral, Red - Negative

8.0 Management and Policy Recommendations

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Below is a summary of the issues and pressures within the Conservation Area that will be addressed in the management plan.

- For signage to be successful, it should provide three functions: -
  - It should reflect the host building and style of shopfront
  - It should respect and enhance the wider townscape
  - It should respect the style of the retailer
- Signage should reflect the character of the host building. It should be noted that the fascia, which is usually below the cornice and used to display the shop sign or letters, is a key component of a shop front. The size and design will depend on the period of construction; 18th- and early 19th-century shops have narrow fascia's, later 19th- and early 20th-century shops often have deeper, more elaborate designs.
- Fascia's should be proportionate to the size of the frontage of the building and be of quality materials.
- Hanging signs are welcome. Locations should be specified.
- Console brackets should be retained where they exist. Proportionate pilasters are important and may be decorative or plain.
- Retain or create lobbies where there is space to do so. Early to mid-Victorian shopfront lobbies are generally square.
- Active frontages are important. Shopfronts should ideally reflect the character of the host building. In order to retain variety, shop fronts should not be uniform. There should be variation in glazing and proportion.
- Public realm improvements should introduce a locally distinctive palette of materials, that should reflect the street hierarchy that exists within the conservation area
- Create a public realm guide for the village centre
- Ensure that any new development within the Conservation Area or the within the setting of the Conservation Area preserves and enhances the character of the Conservation Area.
- Consider introducing an Article Four Direction for housing
- Provide supplementary planning guidance on shopfronts, signage and windows
- Create a two-yearly photographic record
- Historic England guidance on energy efficiency will assist shop and homeowners to balance heritage considerations with emerging energy efficiency requirements.

Sources

Cheshire Archives and Local Studies.
Cheshire Historic Environment Record

Holmes Chapel U3A Local History Group

https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/heag039-traditional-windows-revfeb17/

https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/heag-268-conservation-area-appraisal-designation-management/

https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/

https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/

https://historicengland.org.uk/images-books/publications/streets-for-all/heag149-sfa-national/

https://historicengland.org.uk/images-books/publications/eehb-how-to-improve-energy-efficiency/heag094-how-to-improve-energy-efficiency/

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Gawsworth Conservation Area Appraisal

January 2023

Contents

1.	**Introduction**	3
2.	**Planning Policy Review**	5
3.	**Historical Development**	12
4	**Heritage Assets**	20
5.	**Site Assessment**	25
6.	**Summary of Special Interest**	39
7.	**Assessment of Condition and Management Plan**	41
Bibliography		46

List of Figures

Figure 1. Conservation Area Boundary

Figure 2. Heritage Assets

Figure 3. Spatial Analysis

Figure 4. Character Areas

Figure 5. Recommendations

1. Introduction

1.1 Location and General Description

The Gawsworth Conservation Area lies approximately 2.5km south-west of Macclesfield. It sits around 500m to the east of the A536 Congleton Road and is approached from the north and west by Church Lane. The local planning authority is Cheshire East Council.

Gawsworth is situated on the eastern edge of the Cheshire Plain, with eastwards views to the Pennine Hills. The conservation area encompasses the historic core of Gawsworth, focused on a group of three principal buildings located on the south side of Church Lane: Gawsworth Old Hall, Gawsworth New Hall, and the Church of St James. Gawsworth Old Hall and St James' Church dates back to the 15th century, the New Hall from the early 18th century. The Old Rectory, on the north side of Church Lane, completes this grouping of significant structures.

The buildings within the conservation area sit separately from other parts of Gawsworth, such as the modern housing north of Maggoty Lane/Wardle Crescent, and are surrounded by agricultural land.

1.2 Status of Conservation Area

The Conservation Area was designated in 1969, making it one of the earliest conservation areas in the country to be designated following the Civic Amenities Act 1967. Figure 1 shows the current boundaries of the Conservation Area. The most recent previous Conservation Area Appraisal for Gawsworth is the appraisal undertaken by the Conservation Studio in 2007. This Appraisal made several recommendations for boundary changes that were accepted by the local planning authority but never formalised.

1.3 Purpose of Appraisal

In 2022 Gawsworth Parish Council commissioned a revised Conservation Area Appraisal to update and replace the 2007 appraisal, given that this is now 15 years old.

This new appraisal has been based on a new site assessment, desktop research and engagement with stakeholders, including Cheshire East Council.

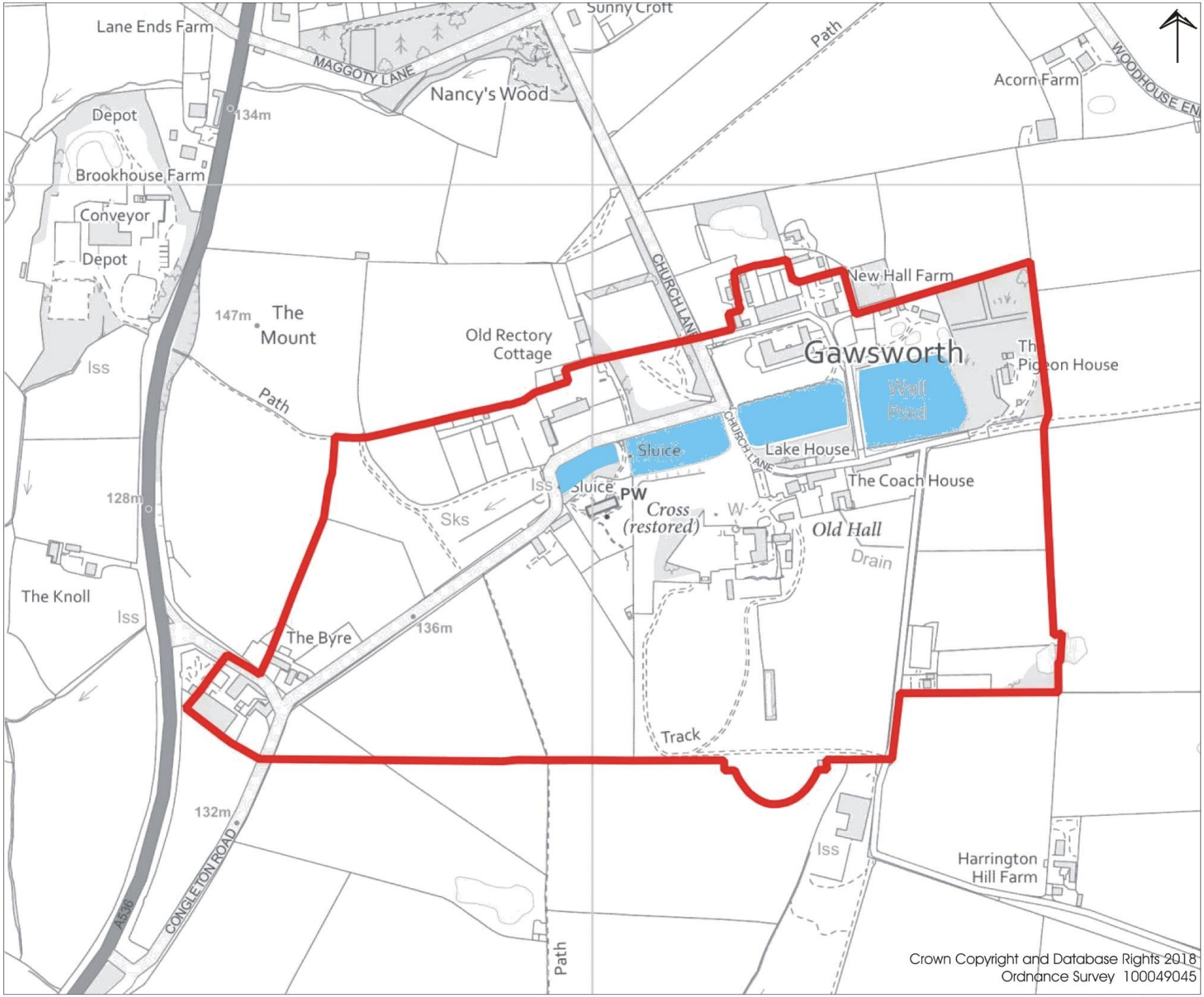

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Figure 1:

Conservation Area Boundary

Key

Existing Conservation Area Boundary

2. Planning Policy Review

This section outlines the national and local planning policies on heritage that protect and conserve heritage assets and local character. Policies also establish the need for local planning authorities to have regularly updated Conservation Area Assessments and Historic England have provided guidance on how these should be undertaken. This Conservation Area Appraisal for Gawsworth has been prepared in accordance with these policy requirements and guidance. Consequently, it will help Cheshire East to meet relevant policy requirements, and inform the determination of planning applications.

2.1 Relevant Legislation

Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 advises that "*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority … shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*."

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to pay, "*special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area" in the determination of planning applications."*

2.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF, last published in 2019). Chapter 16 addresses conserving and enhancing the historic environment. It emphases that heritage assets are "*an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations*" [para 184]. Heritage assets can include World Heritage Sites, listed buildings, conservation areas, scheduled monuments or un-designated heritage assets.

Paragraph 189 explains that in determining applications, local planning authorities [LPAs] should "*require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary."*

Paragraph 190 goes on to say that "*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal*."

Paragraph 92 dictates that when determining applications LPAs should "*take account of:*

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness."

More detailed guidance is provided on how to consider potential impacts. In general "*great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance*." [para 193] and "*Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification*." [para 194]. Significant harm to, or loss of, grade II listed buildings should be exceptional; and, in the case of grade II* and I listed buildings: wholly exceptional.

Paragraph 195 explains that "*Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply*:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use."

Where the development proposal leads to less than substantial harm to the significance of the asset, this harm should be weighed against the public benefits, where appropriate securing its optimum viable use [para 196].

"*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset*" [para 197].

It is recognised that not all elements of a conservation area will necessarily contribute to significance and that there could be opportunities for development within them that makes a positive contribution. Similarly, there could be opportunities within the setting of heritage assets that enhance or better reveal their significance. paras 200-201].

2.3 Local Planning Policy

Cheshire East Council has a significant body of planning policy that promotes conservation of local character in conservation areas. This existing policy framework is briefly summarised below. For further details, please see the Cheshire East Local Plan Strategy 2010-30 [Cheshire East Council, adopted 2017].

Table 1.1: Local Policy Requirements

Source	Relevant Extract
Cheshire East Local Plan Strategy, p.45	***Strategic Priority 3***: *Protecting and enhancing environmental quality* *This will be delivered by:* *1. Respecting the character and distinctiveness of places, buildings and landscapes through the careful design and siting of development.* *2. Maintaining and enhancing the character and separate identities of the borough's towns and villages.* *5. Conserving and enhancing the natural and historic environment ensuring appropriate protection is given to designated and non-designated assets, including their wider settings.*
Cheshire East Local Plan Strategy, p.82	***Policy SD 1: Sustainable Development in Cheshire East*** *In order to achieve sustainable development in Cheshire East, the following considerations to development will apply. Development should wherever possible:* *9. Provide a locally distinct, high quality, sustainable, well designed and durable environment;* *14. Contribute to protecting and enhancing the natural, built, historic and cultural environment;*
Cheshire East Local Plan Strategy, p.83	***Policy SD 2: Sustainable Development Principles*** *1. All development will be expected to:* *ii. Contribute positively to an area's character and identity, creating or reinforcing local distinctiveness in terms of:* *a. Height, scale, form and grouping;* *b. Choice of materials;* *c. External design features;* *d. Massing of development - the balance between built form and green/public spaces;* *e. Green infrastructure; and* *f. Relationship to neighbouring properties, street scene and the wider neighbourhood;* *iii. Respect and, where possible, enhance the landscape character of the area. Particular attention will be paid toward significant landmarks and landscape features;* *iv. Respect, and where possible enhance, the significance of heritage assets, including their wider settings;*
Cheshire East Local Plan Strategy, p.125	***Policy SE 1: Design*** *-Development proposals should make a positive contribution to their surroundings in terms of the following:*

	1. Sense of place *i. Ensuring design solutions achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements;* *ii. Ensuring sensitivity of design in proximity to designated and local heritage assets and their settings;* *iv. Ensuring that proposals are underpinned by character and design assessment commensurate with the scale and complexity of the development;* *v. Encouraging innovative and creative design solutions that are appropriate to the local context; and*
Cheshire East Local Plan Strategy, p.132	***Policy SE 4: The Landscape*** *1. The high quality of the built and natural environment is recognised as a significant characteristic of the borough. All development should conserve the landscape character and quality and should where possible, enhance and effectively manage the historic, natural and man-made landscape features that contribute to local distinctiveness of both rural and urban landscapes.* *2. Development will be expected to:* *iii. Preserve and promote local distinctiveness and diversity;*
Cheshire East Local Plan Strategy, p147	***Policy SE 7 The Historic Environment*** *1. The character, quality and diversity of the historic environment will be conserved and enhanced. All new development should seek to avoid harm to heritage assets and make a positive contribution to the character of Cheshire East's historic and built environment, including the setting of assets and where appropriate, the wider historic environment.* *2. Proposals for development shall be assessed and the historic built environment actively managed in order to contribute to the significance of heritage assets and local distinctiveness. Where a development proposal is likely to affect a designated heritage asset (including its setting) the significance of the heritage asset, including any contribution made by its setting, must be described and reported as part of the application.* *3 b. Non-Designated Assets:* *i. Requiring that the impact of a proposal on the significance of a non-designated heritage asset should be properly considered, as these are often equally valued by local communities. There should be a balanced consideration, weighing the direct and indirect impacts upon the asset and its setting, having regard to the scale of any harm or loss. The presumption should be that heritage assets should be retained and re-used wherever practicable and proposals that cannot demonstrate that the harm will be outweighed by the benefits of the development shall not be supported. Where loss or harm is outweighed by the benefits of development, appropriate mitigation and compensation measures will be required to ensure that there is no net loss of heritage value.*
SADPD Policy HER 1	*Heritage assets*

	1. All proposals affecting heritage assets and their settings must be accompanied by proportionate information that assesses and describes their impact on the asset's significance. This must demonstrate a thorough understanding of the significance of the heritage asset and its setting, including (but not limited to) its historic form, fabric, character, archaeology and any other aspects that contribute to its significance. This should have regard to and reference, where relevant: *i. the Cheshire Historic Environment Record;* *ii. relevant conservation area appraisals;* *iii. the Cheshire Historic Landscape Assessment;* *iv. the Cheshire Historic Towns Survey;* *v. national sources; and* *vi. original survey and field evaluation.* *2. Where works of structural alteration to a heritage asset are proposed, the application must be accompanied by an adequate structural engineer's report and method statement of the impact of the works and how it will be carried out.*
SADPD policy HER 2	*Heritage at risk* *1. New development should identify specific opportunities where heritage assets have been identified as being at risk, and make provision to secure their future through repair and/or re-use.* *2. Applications for the positive reuse of heritage assets will be supported.* *3. Where there is evidence of deliberate neglect of and/or damage to a heritage asset the deteriorated state of that asset will not be taken into consideration when making a decision on a development proposal.* *4. Where a development site contains a listed building(s) identified as being at risk, proposals should be phased and secured by legal agreement to ensure its/their repair and re-use as early as possible in the development process. Prior to new development being substantially complete or fully occupied, works required to secure the listed building should be carried out in full*
SADPD policy HER 3	*Conservation areas* *1. Development within or affecting the setting of a conservation area must pay special attention to the desirability of preserving or enhancing the character or appearance of the area.*

	Proposals should take account of the established townscape and landscape character of the area and its wider setting, including (but not limited to): *i. local topography, landscape setting and natural features;* *ii. existing townscape, local landmarks, views and skylines;* *iii. the quality and nature of material, both traditional and modern;* *iv. the established layout and spatial character of building plots, the existing alignments and widths of historic routes and street hierarchy (where physically and historically evident);* *v. the contribution that open areas make to the special character and appearance of the conservation area;* *vi. the scale, height, bulk and massing;* *vii. architectural historical and archaeological features and their settings;* *viii. the need to retain historic boundary and surface treatments;* *ix. the local dominant building materials;* *x. the building typology that best reflects the special character and appearance of the area, features and detailing;* *xi. minimising and mitigating the loss of trees, hedgerows and other landscape features;* *and* *xii. any positive improvements in the quality of the historic environment as a result of the development.* *2. Proposals for the demolition of a building or group of buildings that positively contribute to the character or appearance of a conservation area will not be supported unless the harm or loss is outweighed by the public benefits of an approved replacement scheme.*
SADPD Policy HER4	*Listed buildings* *1. When considering development proposals or works affecting a listed building, including alterations, extensions and changes of use, in line with its statutory duty, the council will have special regard to the desirability of preserving the building, its setting and any features of special architectural or historic interest that it possesses.* *2. Proposals involving loss of or substantial harm to the significance of a listed building or structure will normally be refused, unless it can be demonstrated that this is necessary to achieve substantial public benefits, which outweigh the harm, or the other circumstances in paragraph 201 of the NPPF (2021) apply. The council considers the demolition of listed*

	buildings or structures to amount to substantial harm. *3. Where a proposal would lead to less than substantial harm to the significance of a listed* *building, the harm will be weighed against the public benefits of the proposal, including* *securing its optimum viable alternative use. The council will normally support proposals for* *the change of use or conversion of a listed building where the use secured is consistent* *with the preservation of its heritage significance.*
SADPD policy HER 5	*Policy HER 5* *Registered parks and gardens* *1. Development proposals affecting a Registered Historic Park and Garden will be expected* *to preserve the heritage asset, its setting and any features of special interest that contribute* *to its significance, including, but not limited to:* *i. the integrity of the landscape, its design and layout;* *ii. any key views; and* *iii. walled gardens or other enclosed gardens and spaces.* *2. Where development proposals would result in substantial or less than substantial harm to* *the significance of a Registered Historic Park and Garden, the harm should be weighed* *against any public benefits of the scheme, applying the approach and considerations set* *out in national policy*
SADPD policy HER7	*Non-designated heritage assets* *When considering the direct or indirect effects of a development proposal on a non-designated* *heritage asset (including locally listed buildings), a balanced judgement will be required, having* *regard to the significance of the heritage asset and the scale of any loss or harm.*
SADPD policy HER 8	*Archaeology* *1. Development proposals affecting a scheduled monument or an archaeological site of national* *significance, which is demonstrably of equivalent significance to a scheduled monument,* *should be considered subject to the policies for designated heritage assets in national policy* *and LPS Policy SE 7 The historic environment. Proposals should preserve those elements* *that contribute to its significance.* *2. Proposals affecting areas of archaeological interest (including areas of archaeological* *potential and sites of less than national importance) will be considered against Policy HER*

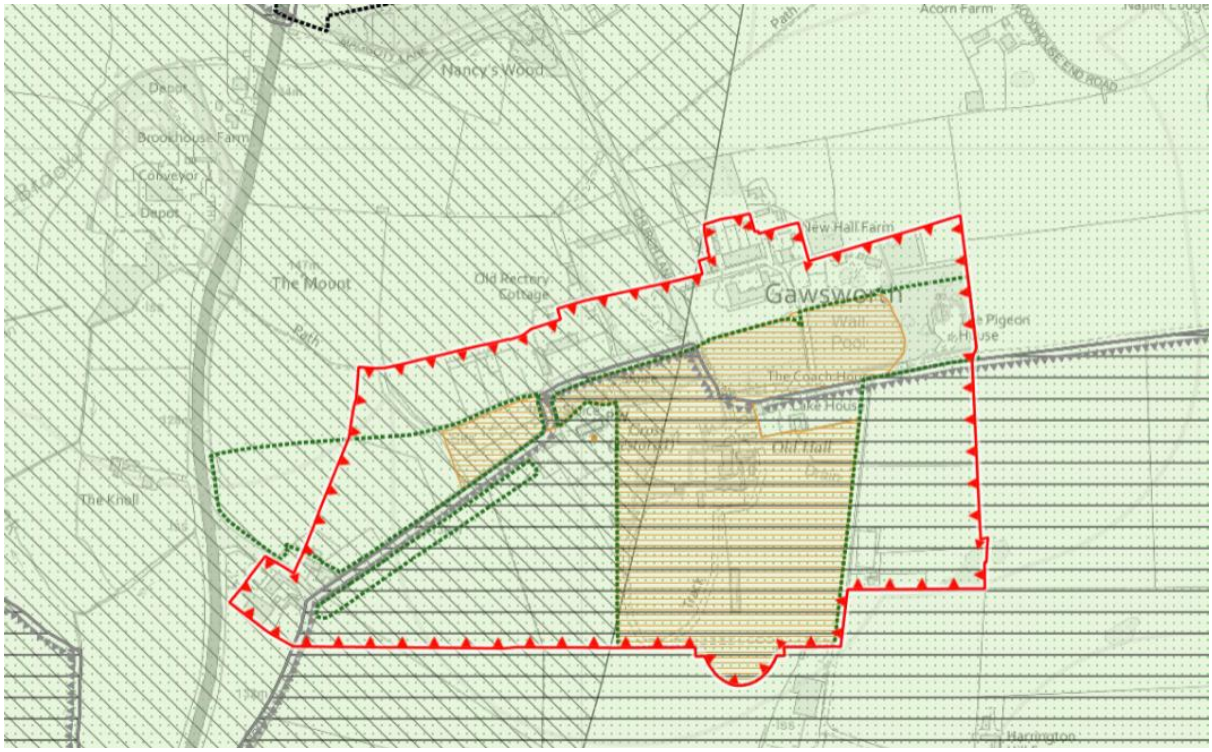
	7 'Non-designated heritage assets'. Proposals will be expected to conserve those elements that contribute to the asset's significance in line with the importance of the remains. Where proposals affecting such sites are acceptable in principle, the preservation of the remains in situ is the preferred solution to mitigate damage. When in situ preservation is not possible, the developer will be required to make adequate provision for excavation and recording before or during development. Subsequent analysis, publication and dissemination of the findings will be required to be submitted to the council and deposited with the Historic Environment Record. *3. Applications must be accompanied by an appropriate archaeological assessment, which includes information on the significance of the heritage asset, including the extent, character and condition of the archaeological resource. The significance of the archaeological remains should be assessed, as should the likely impact of the development on the archaeological remains. Where the existing information is not sufficient to allow such an assessment to be made, a field evaluation prior to determination of the planning application may be required.*
SADPD policy HER 9	*Jodrell Bank World Heritage Site* *1. Development proposals within the Jodrell Bank World Heritage Site, its buffer zone or its setting will be supported where they preserve those elements of significance that contribute to Jodrell Bank's Outstanding Universal Value, including its authenticity and integrity.* *2. Development proposals within the Jodrell Bank World Heritage Site, its Buffer Zone or its setting that would lead to substantial harm to its significance should be wholly exceptional and will only permitted in the circumstances set out in national planning policy. Proposals leading to less substantial harm should be weighed against the public benefits of the proposal. In all cases, the assessment of harm should take into account the relative significance of the element affected and its contribution to the significance of the Word Heritage Site as a whole.* *3. Development proposals affecting the Jodrell Bank World Heritage Site must be accompanied*

	by a heritage statement. Consistent with LPS Policy SE 14 'Jodrell Bank', this should address: i. the effect of any development proposal falling within the Observatory's Buffer Zone on the operational efficiency of the telescopes through radio interference; and ii. the effect of any development proposal on all other historic attributes of the Observatory, including its setting.

2.4 Specific Local Policy for Gawsworth

The extract below from the Local Plan Draft Adopted Policies Map (Revised Publication Draft SADPD 2019) shows which local policies apply to Gawsworth Conservation Area and its surroundings.

Local Planning Policies [Adopted Policies Map, Cheshire East, 2022]



In addition to the heritage designations (discussed later in this document), the Conservation Area is subject to the following local planning policies:

- Policy PG3, PG 11 Green Belt (Local Plan Strategy)
- Policy SE 14 Jodrell Bank Consultation Zone (Local Plan Strategy) – affecting the western half of the Conservation Area
- Policy PG 6 Open Countryside (Local Plan Strategy)
- Policy ENV1 Ecological network restoration area (Site Allocations DPD)

To the north, the area of modern development east of Congleton Road is identified as an *infill village* (Gawsworth) within the open countryside under Policy PG10, meaning that infill development could occur here but only within the existing built-up boundaries of the village.

There are no existing or proposed allocations in the area for new development. By virtue of being within both open countryside and Green Belt, the Conservation Area and its surroundings are very well protected from any significant development. This is relevant in considering the likely extent and type of future changes that the Conservation Area Appraisal should respond to.

2.5 Article 4 Directions

Article 4 Directions can be imposed by Local Planning Authorities to restrict the scope of the permitted development rights within defined areas. The imposition of an Article 4 Direction requires an application to be submitted for development proposals which would otherwise be subject to permitted development rights.

There are no Article 4 directions which impact upon the Conservation Area.

2.6 Gawsworth Neighbourhood Plan

Gawsworth Parish Council prepared a Neighbourhood Plan for Gawsworth which was approved at referendum in May 2021 and now forms part of the Development Plan. *Policy G6* is concerned with the setting of Gawsworth Conservation Area. It states that:

"*New development should respond positively to opportunities to assimilate with the wider landscape by incorporating layout and design that maintains and/or reinforces views of St. James Church; the Gawsworth Halls; the Conservation Area; and the wider countryside*"

Policy E3 Heritage Assets and Conservation Areas is also relevant. It explains that proposals which conserve and enhance the significance of Gawsworth's heritage assets and their setting will be supported and requires that:

"*Any proposal for a new building or external modification to any existing building within the Conservation Areas shall be designed to ensure a truly contextual and appropriate change that will enhance the character of the Conservation Areas. Such proposals must take account of any potential detriment to the existing appearance and unique identity of the adjacent area, and demonstrate consideration of the most up to date Conservation Area Appraisals."*

This therefore provides a direct policy link with this document.

The Neighbourhood Plan has also identified a series of '*Locally Valued Assets'*, four of which are within the Conservation Area. This has been useful for identifying Non-Designated Heritage Assets (see Section 4).

2.7 National Heritage Guidance

The Historic England advice note "*Conservation Area Appraisal, Designation and Management*" (revised February 2019) provides extensive guidance on how to identify, appraise, and manage proposals within conservation areas. This Appraisal has been undertaken in full accordance with this guidance.

Historic England have also produced a series of good practice advice notes, including GPA2 Managing Significance in Decision-taking (2015) and The Setting of Heritage Assets (2nd edition, 2017). These provide further advice on assessing impacts, conserving assets and decision-making in the planning process.

2.8 Local Design Guidance

Cheshire East Council have prepared a design guide (Cheshire East Design Guide SPD, adopted 2017). Five settlement character areas have been identified, and Gawsworth (the whole parish and not just the conservation area) falls within '*Silk, Cotton and Market Towns*'. In this area brick and render are identified as the traditional materials for external walls with localised areas of stone. Timber is used selectively for decoration. Slate is the predominate material for roofing.

3. Historical Development

3.1 Historical Development of Gawsworth

Gawsworth is one of the eight ancient parishes of the Macclesfield Hundred. This includes the country houses of Gawsworth Old Hall and Gawsworth New Hall; and St James Church and Gawsworth Old Rectory. The authors of the Cheshire volume of the Buildings of England series summarised the visual appeal of this collection of buildings:

> "*There is nothing in Cheshire to compare with the loveliness of Gawsworth: three great houses and a distinguished church set around a descending string of pools, all within an enigmatic large-scale formal landscape*." [Pevsner et al, 1971]

The Domesday Book survey of Cheshire (1086) shows a settlement named '*Gouesurde*' in the location of Gawsworth, which was held by the Earl of Chester. A deer park was recorded here, indicating the early wealth of the manor at this time. By the late 16th century the outer park surrounding Gawsworth Hall was thought to be around 600 acres, and remained of this size until much of it was enclosed in the early 18th century. Whilst the park represented the private grounds of the owners of the Hall, their landholding estate was much larger and extended to Pownall Hall (in Wilmslow), Norcliffe Hall (to the north of Manchester Airport today) and southwards well into Staffordshire.

Speed's map of Cheshire of 1610 depicts a settlement at *Gowseworth*. Burdett's Map of Cheshire 1777 shows Gawsworth located to the east of the main Congleton-Macclesfield Road, accessed by what is now Church Lane. A cluster of buildings are shown, as too is a church, and two ponds.

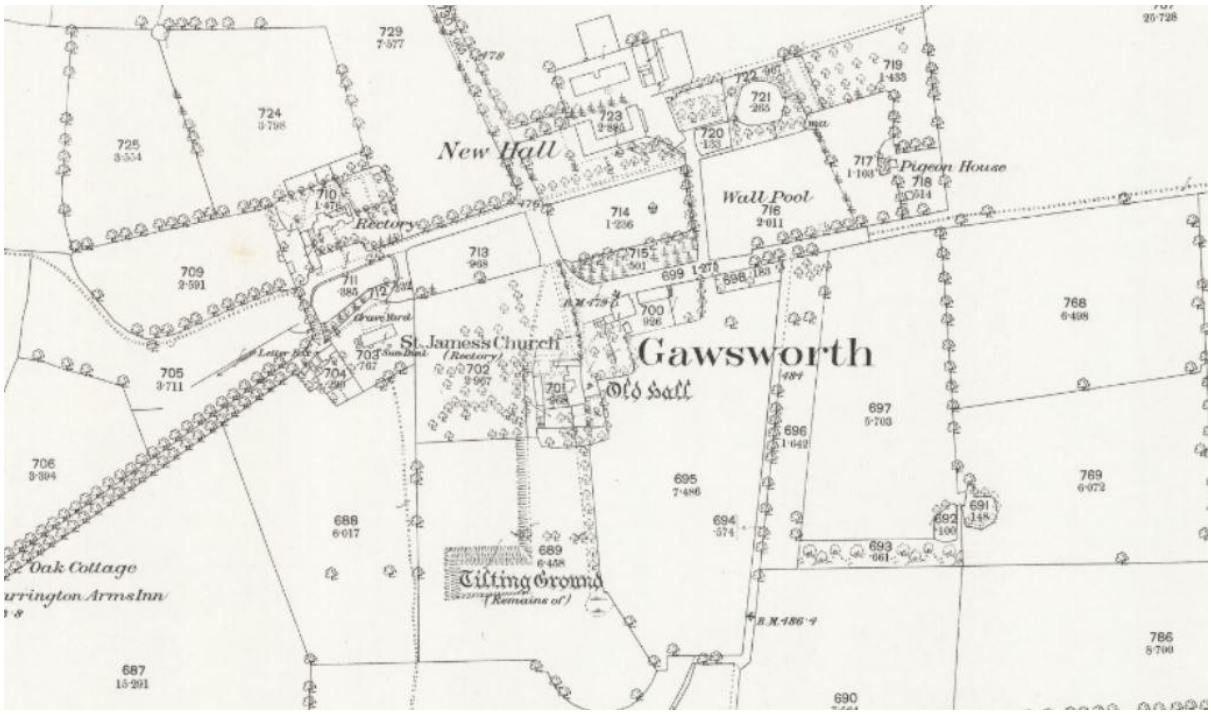
Burdett's Map, 1777 (left); Tithe Map, 1849 (right)

The 1849 Tithe Map shows Gawsworth comprising tithes with various occupiers but all owned by the Earl of Harrington. It also shows a well-developed road network, with the Congleton Road linking to both ends of the perpendicular Church Lane. The historic settlement comprising Gawsworth Old Hall, Gawsworth New Hall, the Church of St James and Rectory and The Old Rectory are shown on the map. Details of the grounds of Gawsworth Old Hall are shown; the walled garden is outlined and contains a linear water feature, a curtailed version of which exists today. The building now comprising the Harrington Arms Public House and attached farm buildings is also shown.

By the date of the First Edition Ordnance Survey (O.S.) Map of 1872 little of the historic settlement had altered, but greater detail is given on buildings and landscape features. The Harrington Arms Inn is named, and opposite, Oak Cottage had been erected. The remains of the Elizabethan pleasure

grounds are incorrectly named as 'Tilting Ground (Remains of)' to the south of Gawsworth Hall. The four ponds are depicted as too are the trees lining Church Lane. These 19th century historic maps show just how little has changes in the conservation area, with very little development occurring subsequently and the area appearing very similar to its current form.

The 1849 Tithe Map also shows a collection of buildings to the north of the current conservation area; this is a separate part of Gawsworth village known as Warren. Warren had expanded little by the time of the OS map of 1910. By 1976 we can see that modern development had extended southwards in the area between Warren and the the conservation area, though these areas still remained physically separate from the conservation area. The new school, shops and surrounding residential development reinforced a second centre for Gawsworth and this area has since been referred to as Gawsworth village.



1872 OS Map

Twenty acres of the civil parish of Gawsworth were transferred to Macclesfield civil parish in 1936. Gawsworth remains an independent parish with its own Parish Council. It was part of the Borough of Macclesfield from 1974 to 2009 but is now within the Cheshire East local unitary authority boundary.

3.2 Gawsworth Old Hall

The earliest reference to a house in '*Gowesworth*' was in 1365 when a license was granted for the administration of a chapel. The manor had passed by marriage to Thomas Fitton in 1316, in whose family it remained until 1611. The Hall was extended in the 16th century when the standing of the Fitton family rose as Mary Fitton became Maid of Honour to Queen Elizabeth I. The Fitton family died out during the Civil War and following a long dispute, after the Restoration in 1660 Charles II confirmed Sir Charles Gerard's title to the estate and made him Earl of Macclesfield. At the death of the Ist Earl (in 1690) the estate was left to two co heiresses – one married to Lord Mohun and the other to the Duke of Hamilton. Endless disputes followed which finally culminated in the famous duel

of 1712 where both combatants died. The estate then devolved on Lady Mohun and her daughter married William Stanhope of Elvaston, whi purchased the estate in 1727, finally settling the dispute

The present hall was originally a moated medieval house, with the moat surrounding the existing raised platform on which the house stands. It was substantially remodelled during the Elizabethan period, when the south and west ranges were added to create a quadrangular plan. The disputes of the 17th century led to the demolition of the west wing and half the south wing in the early 1700s. The west range and half of the south range were demolished circa 1700, creating a U-plan house. After this very little was done until the major refurbishments of 1918. These were undertaken by a Captain Shimwell to whom the Hall was re-let for a peppercorn rent until 1934, representing poor recompense for his £11,000 contribution to the reparations.

Further alterations and additions occurred during the 19th and 20th centuries. The open side of the U-plan house faces west towards the Church of St James, which was built by the Fittons on the site of the Norman chapel.

In the early 18th century the ownership of the Gawsworth Estate came under dispute, resulting in a duel in Hyde Park in 1712 between Lord Mohun and the Duke of Hamilton, the husbands of the Fitton co-heiresses, over the rightful ownership of the Gawsworth Estate, when both combatants were killed. The ownership of the Manor of Gawsworth remained in dispute for a number of years until William Stanhope of Elvaston married Anne Griffith, a co-heiress to the Fitton wealth, in 1718 and then purchased the estate in 1727. William Stanhope was created the Earl of Harrington in 1742 and his family held the Manor of Gawsworth until the 20th century.

Gawsworth Old Hall and Gardens today

Gawsworth Old Hall is now a private residence. The house and grounds are also maintained as a visitor attraction and are used to host various events including outdoor theatre performances.

3.3 Gawsworth Garden and Park

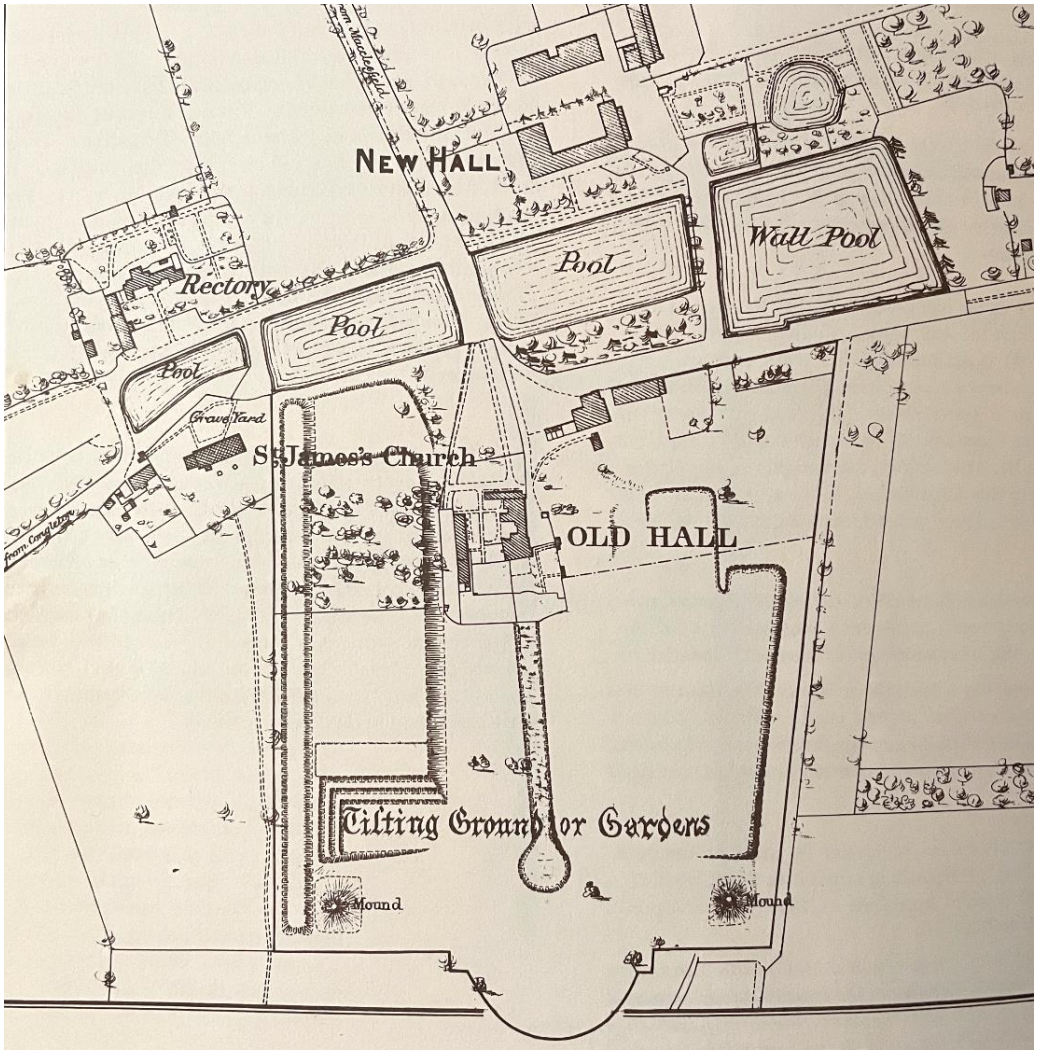
The Old Hall was set within significant Elizabethan gardens and parkland. The history of the formal gardens is not fully known and has been the subject of speculation and analysis by historians ('Gawsworth Hall Garden' by RC Turner provides an excellent summary). The 'Great Garden' is likely to have been created towards the end of the 16th century, although the first written record referencing

the it is not found until the end of the 17th century and the earliest plan dates from the mid 19th century.

The Great Garden - Gawsworth Old Hall was set within large landscaped pleasure grounds, bounded by a high brick wall to the south, and bordered by a series of fish ponds to the north.

Many of the features of the garden at Gawsworth Hall were developed by garden designers during the Elizabethan period, such as water gardens, an ornamental canal, a raised walkway and two prospect mounds.

The enclosed garden to the south of Gawsworth Old Hall is almost completely hidden from public view, and it is the high brick boundary walls that have the greatest impact on the character of the conservation area. However, there is a clear view into the garden from a gateway in the south-western corner.



Plan of the Gardens (JP Earwaker, 1880s)

By the middle of the 18th century the Garden and the Old Hall was falling into decline. In the early 1800s it is likely that many of the brick walls were dismantled. By the beginning of the 19th century the Old Hall was occupied by two farming families and much of the walled garden was a paddock. Ironically, this has assisted the preservation of the Elizabethan garden as at this time nearly every other country house in Cheshire had been re-landscaped by Victorian designers such as Capability

Brown, replacing the formal gardens with a more natural setting. It is the survival of these earlier features that makes Gawsworth's garden particularly significant.

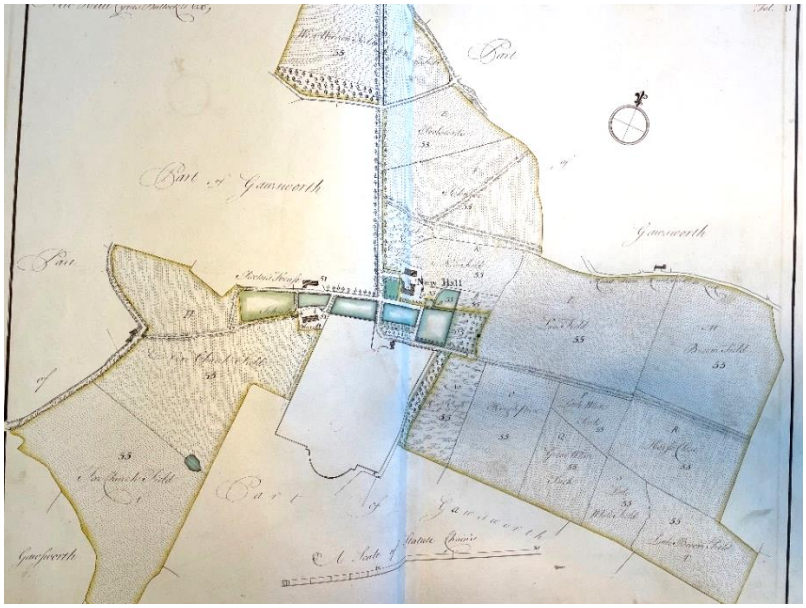
The wider parkland- These gardens were surrounded by expansive parkland, which was not enclosed until the early 18th century. The great garden was set within a larger park, originally extending to nearly 600 acres (extending well outside the conservation area boundaries). Some of the boundaries and features of this park can be traced today. This would have formed a large enclave for the Fitton family, who were at their social and economic height during the reign of Elizabeth I. RC Turner speculated that to create this enclave the original village of Gawsworth must have been cleared away and the villagers re-housed outside the park.

To the west the park extended up to the Macclesfield to Congleton road, to the north to Woodhouse Lane, to the east to a line close to that followed by the modern railway line, and to the south partly followed Cow Brook. The southern boundary, still followed by field edges, lies c 750m south of Parkhouse, which stands roughly in the centre of the former park. In the later 16th century there was a warren in the northernmost part of the park, while 400m north-west of the Old Hall is a hill called The Mount, from which extensive views can be gained both across the park and out into the surrounding countryside. A few ancient lime trees survive on the footpath leading east from the north-east corner of the garden enclosure, remnants of an avenue.

Estimated extent of wider parkland (from Gawsworth Hall Gardens, RC Turner, 1990)

By 1725 the estate had been purchased by the Earl of Harrington and the deeds described it as containing 200 Cheshire acres (around 500 standard acres). When the New Hall was constricted in 1702 parts of the Old Hall were demolished as they had become too costly to repair. When Lord Harrington acquired the estate his main residence was in Derbyshire. He enclosed the park into a

number of fields and divided the land into a number of tenant famers. This is evident from a series of surviving estate plans held at the Old Hall.



Gawsworth Estate title plans, 1759-60 (photographed from the original courtesy of the Richards family)

3.4 Gawsworth New Hall

Gawsworth New Hall was designed and first built by Lord Mohun in 1708 but was abandoned after he was killed in his duel with the Duke of Hamilton in 1712. Later additions and alterations were made to the designs of Sir Hubert Worthington in 1914. Late 19th-century residents of the house included William Taylor Birchenough, a Macclesfield silk manufacturer and his descendent, William Taylor Birchenough, a pioneering aviator and test pilot.

Gawsworth New Hall, date unknown (estimated 1910s) [Cheshire Image Bank, Cheshire East Council]

The house is built in red brick with a stone slate roof. It has two storeys and attic with an E-shaped plan. The garden front has 16 bays. It was Grade II* listed in 1967. In the 1960s the hall was handed over to Cheshire County Council to became a home for elderly women who were either physically, or mentally disabled. In the 1980s it also admitted elderly male residents. There was a large staff of carers, chefs, domestics and gardeners who looked after the residents and the grounds. Many local people who lived in Gawsworth village worked at the hall. In the mid 1980s the Hall was closed and put up for sale. Subsequently the Hall, and adjacent New Hall Barn, were been acquired by property developers and converted to apartments in the 1990s.

3.5 St James' Church

St James' Church dates from the 15th century, making this the oldest building in the conservation area. The oldest part of the church is the nave, which dates from circa 1430, with the tower and chancel likely dating from the 1470s. The church is Perpendicular in style and is constructed of yellow and red ashlar sandstone. The tower has angular buttresses with niches which used to contain statues. It also has gargoyles, eight pinnacles, the coats of arms of Cheshire families and Tudor badges.

The chancel screen is dated 1894. In the 19th century most of the old stained glass was removed, although fragments remain in the chancel windows. In the chancel are four tombs of members of the Fitton (Fytton) family. The oldest is an altar tomb to Francis Fytton dated 1608. The tombs are decorated with various monuments ands effigies. Most notable is the tomb of Sir Edward Fitton, 1st baronet, and his wife Anne, who died in 1619 and 1644 respectively. In front of the tomb are the keeling figures of their three sons and seven daughters.

There is a ring of eight bells. Six of these were cast at the Whitechapel Bell Foundry, one by Charles and George Mears in 1856, the other five by Mears and Stainbank in 1890. The two-manual organ was built by Nicholson and Lord of Walsall in 1895, obscuring the southwest window. In 1917 it was enlarged by Hayter and Son of Letchworth, obscuring the west window. In 1961 the organ was rebuilt.

Today the Church remains an active Anglican parish church in the diocese of Chester. The church was included in Clifton-Taylor's 'best of' English parish churches and was descried by in the Buildings of England series [Pevsener et al, 1977] as being "pretty, but odd". It was Grade I listed in 1967.

Left: St James Church, 1910 [Cheshire Image Bank, Cheshire East Council]; Right: inside the church today

Gawsworth Old Rectory, which sits opposite the church, was built as a rectory for St James' Church, probably in around 1470. The north wing was added in 1872. The house is timber framed. It was Grade I listed in 1967 and was described in the Listing as being "*one of the best preserved medium-sized houses of the period in Cheshire, particularly valuable for the survival of the open hall*". It is now a private house. The Old Rectory, St Peters Church and Gawsworth Old Hall all of exceptional significance at Grade 1, create an important set piece within the Conservation Area.

3.6 Samuel 'Maggoty' Johnson

Samuel Johnson (1691–1773) was an English dancing-master, dramatist and violinist, known especially for his 1729 stage work *Hurlothrumbo*. He was a friend of the poet John Byrom who contributed the epilogue to Hulothrumbo. Johnson was born in Cheshire and moved to London for much of his life but during his last 30 years, retired to Gawsworth, where he was known under the nicknames Maggoty or Fiddler Johnson. Johnson died at Gawsworth New Hall on 5 May 1773. His grave remains in the woods (now known as Maggoty Woods) and is Grade II listed.

Johnson's grave today

3.7 Archaeology

There are a number of recorded archaeological sites, buildings and finds which lie within the Gawsworth Conservation Area, with finds including prehistoric flints and axe heads.

The cross in the churchyard of the Church of St James stands 3 metres east of the south porch of the church. This monument comprises a base and an octagonal shaft set on three steps of dressed stone, and with carvings of grotesque beasts on each shoulder of the base. It is a good survival of a fine piece of late medieval carving. The cross itself dates from the 15th century and is grade II listed.

Gawsworth Hall gardens include the extensive earthwork remains of a 16th century garden, surrounded by a wall, together with a series of five ornamental pools created around Gawsworth Hall. The Scheduled Monument also includes the remains of structures beneath the present Gawsworth Hall.

4 Heritage Assets

4.1 Designated Heritage Assets

There are twelve statutory listed buildings and features within the conservation area. Several of the listed features are outbuildings or features otherwise associated with the three principal listed buildings. These are listed below; the numbers below are used to locate each on Figure 2.

1 **Barn at New Hall Farm** – Grade II* (1707-12, now apartments)

2 **Gawsworth New Hall** – Grade II* (1707-12 with 19th century additions)

3 **The Old Rectory** – Grade I (late 16th century with 19th and 20th century additions).

4 **Harrington Arms PH** – Grade II (late 17th/early 18th century with C19th additions)

5 **Pair of gate piers** – Grade II (c.1700)

6 **Church of St James** – Grade I (15th/16th century)

7 **Cross base in Churchyard of St James** – Grade II (15th/16th century)

8 **Gawsworth Old Hall** – Grade I (15th & 16th century with 19th & 20th century additions)

9 **Gate piers** approx 20 yards north-east of Gawsworth Old Hall – Grade II (c.1700)

10 **The Gatehouse** – Grade II (mid-late 17th century)

11 **Watch Tower** – Grade II (a.k.a. Pigeon House, early 18th century with later additions, originally pigeon loft now house)

12 **Garden walls of Gawsworth Old Hall** – Grade II (16th century with later alterations)

4.2 Area-based Listings

The historic grounds of Gawsworth Old Hall are listed. This is represented by two different listings of differing extents (as shown on Figure 2).

Scheduled Monuments generally have greater historical significance than Grade II listed buildings although they are generally less intact. Monuments are protected because of their historic importance, which may not be reflected in their current condition. For example, they can include historic ruins and archaeological sites.

Registered Parks and Gardens are included on a Register and can be considered equivalent to listed buildings. The emphasis of the Register is on gardens, grounds and other planned open spaces. The majority of sites registered are, or started life as, the grounds of private houses or public parks. The emphasis of the Register is on 'designed' landscapes, rather than on planting or botanical importance.

The Gawsworth designations comprise:

- **Registered Garden (Grade II*)** – the historic formal gardens of Gawsworth Old Hall comprising the gardens to the rear of the Old Hall and the fish ponds. The area is c. 9 ha (c. 22 acres) and extends beyond the Scheduled Monument area to include land around the Pigeon House to

the east and extending to Congleton Road in the west. It is not clear whether this latter area was ever part of the formal pleasure gardens ('great garden'). The survival of such early garden features is uncommon; the survival of the earthworks at Gawsworth is fundamental to the significance of the gardens.

- **Scheduled Monument** – a narrower designation than the above which includes Gawsworth Old Hall and the majority of the pleasure gardens including the walled garden and fish ponds. The Scheduled Monument also includes the remains of structures beneath the present Gawsworth Old Hall.

The early garden at Gawsworth includes many features which were developed during the Elizabethan period. The inclusion of both water gardens and an ornamental canal, together with planted areas and a wilderness, and a raised walkway with two prospect mounds, make this a rare and important earthwork site. The garden scheme continued to be developed for a further 50 years before becoming part of a relict garden within the enclosing walls. The maintenance and survival of the original walls adds greatly to the importance of the remains.

Clockwise from top left: St James' Church, Harrington Arms, Old Rectory, Gawsworth New Hal,

4.3 Non-Designated Heritage Assets

The Conservation Area also has several buildings and features which although not of sufficient national interest to warrant listing, are important in exhibiting the special character of the conservation area and should be regarded as 'non-designated heritage asset's (as described for purposes of planning policy as explained in Section 2). Cheshire East does have a Local List of buildings (Local List SPD, adopted 2010) which identifies buildings of local importance in historic character. No buildings or features within Gawsworth Conservation Area were included in this Local List. However, notwithstanding this, the buildings below are still considered to be non-designated heritage assets in respect of the Conservation Area.

This list has also been based on the 'key unlisted buildings' from the 2007 Appraisal. These buildings have been reviewed and all been determined to still be of merit. The list has also taken account of the 'Locally Valued Heritage Assets' which were identified within the Gawsworth Neighbourhood Plan. The Non-Designated assets are listed below, and are also identified on Figure 2.

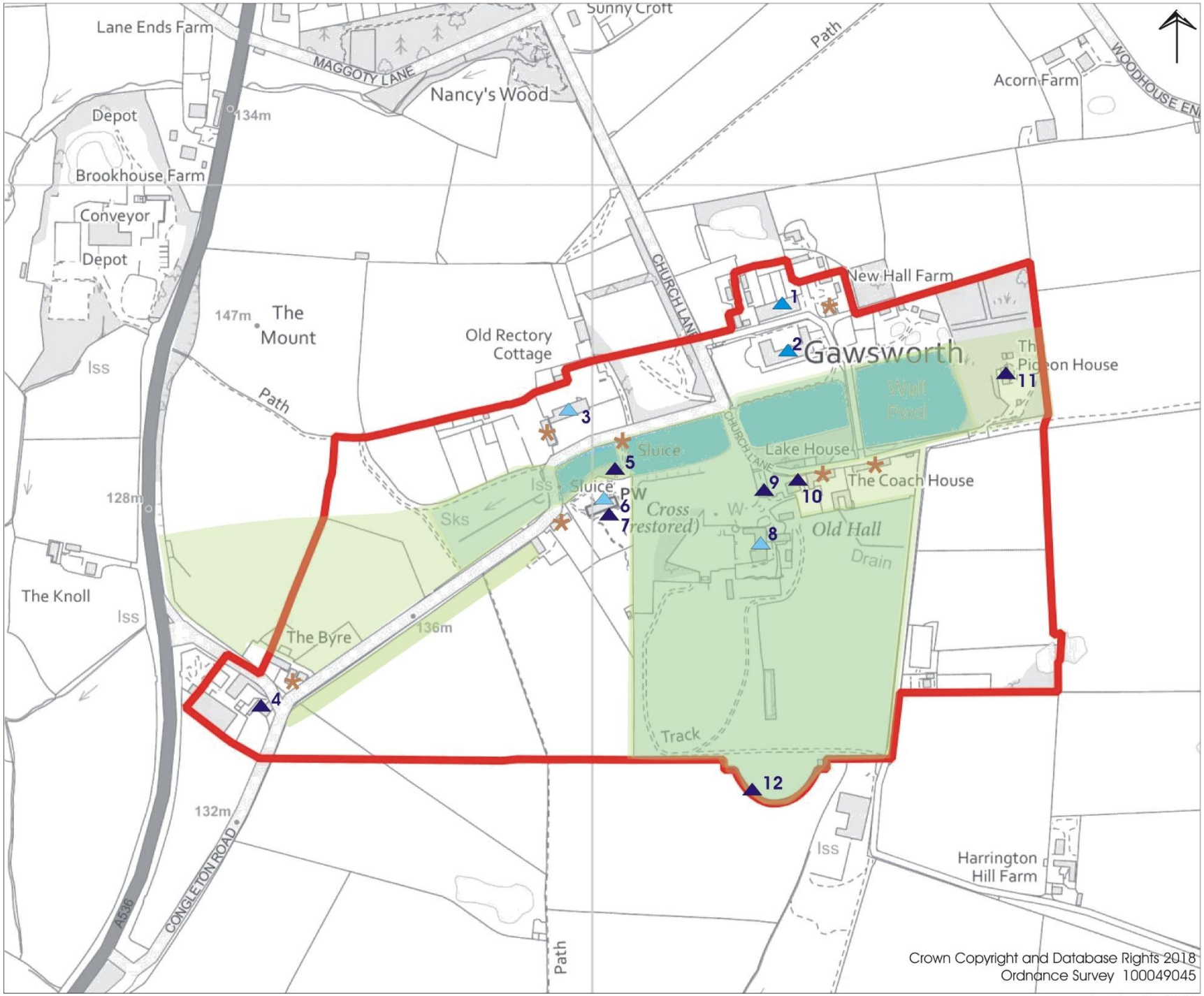
- **Little Manor, Church Lane** – Tudor tithe barn with modern additions, formerly associated with the Rectory, has group value alongside the Old Rectory and the frontage wall
- **The New Rectory, Church Lane** – built by Lord Mohun in 1707 as village school (and served as such until 1832), white rendered., has a group value alongside the Church and Church Hall. Also a Locally Valued Heritage Asset.
- **Toad Hall, Church Lane** – fine late Georgian villa, has group value alongside Gawsworth New Hall and Barn. Also a Locally Valued Heritage Asset.
- **Mews Cottages, Church Lane** – terrace of 17th/18th century cottages (originally stables to the Old Hall, later converted to cottages) has group value (comprising Coach House, Lake House, Pine Lodge, and The Spinney). Also a Locally Valued Heritage Asset.
- **Gawsworth Court, Church Lane** – although only built in 1971 it was done so in a replica historic style using plans from a Palladian house in Richmond Park. It complements historic surrounding buildings and contributes to the wider character, and so has group value
- **Oak Cottage, Congleton Road** – late Victorian farmhouse, white rendered, prominently located at the western gateway to the conservation area from Congleton Road
- **Lych Gate to St James' Church**, **Church Lane** - The wooden lych gate it has also been separately identified as a Locally Valued Heritage Asset. It is significant also in that it is sited on the far side of a bridge between the ponds to the Church, effectively defining the church grounds as including the ponds (with the original Rectory also on the northern side).

One 'key unlisted building' from the 2007 appraisal has not been included:

- **Former stables of Harrington Arms, Congleton Road** – these were identified as a key unlisted building in 2007 but they are now considered to be in a deteriorated condition and have been much altered, not always sensitively (e.g. roof replacements). For these reasons this not considered to be currently a separate non-designated heritage asset. However, the buildings do retain a group value with the listed Harrington Arms and would in any case be protected by the listing of that building as being curtilage buildings.

Clockwise from top left: Oak Cottage; Toad Hall; Mews Cottages; New Rectory

Figure 2: Heritage Assets



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Scale: 1:2500

Key

- Listed - Grade I
- Listed - Grade II*
- Listed - Grade II
- Scheduled Monument
- Registered Garden (II*)
- Non-designated heritage assets

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5. Site Assessment

This section provides an assessment of the physical townscape and landscape of Gawsworth today. It is based on site inspection and analysis. It should be read alongside Figure 3, which illustrates this spatial analysis.

5.1 Landscape Setting and Spatial Form

Gawsworth sits within the Cheshire plain with views to the Macclesfield hills in the east. Whilst the conservation area itself is generally level, the surrounding farmland is often gently rolling hills. Within the walled gardens there remains engineered landscape features. There are many trees and hedgerows in the conservation area, often used as structural landscape features. The chief landscape feature of the conservation area are the four ornamental fish ponds, arranged in a linear fashion west to east.

The conservation area effectively exists physically as its own small distinct collection of buildings, separated from surrounding development by intervening open fields. There are two routes into the area (by road), both with the name of Church Lane: that extending from Congleton Road in the west; and from Warren to the north. These stretches of lane have a distinctly rural feel, with mounded grassy banks, set with hedges, and dramatically enclosed by avenues of soaring trees. The character of this tree-lined lane alters on a seasonal basis; the lack of foliage during the winter months permitting glimpses through the trees out to the surrounding gently undulating fields.

Approaches via Church Lane - left: from south-west; right: from north

Each of these roads are lined by long and continuous avenues of trees in either side which frame the relatively narrow roads. This creates two approaches to the conservation area which are an important and distinctive feature serving to separate create an approach to a distinct destination and heightening a sense of arrival. Historic plans suggest that this was an historic feature as least as far back as the late 19th century (map by JP Earwaker, 1880s) whilst the northern avenue appears to exist in the late 18th century (estate plan by G. Grey, c. 1770s). It most likely existed when the first Elizabethan gardens were laid out. The northern approach is likely to have been historically more important as it aligned with the main entrance to the hall, but today the western approach has a more complete boulevard of trees.

The linear stretches of Church Lane are linked by a Z-bend stretch of road, where the avenues of trees clear and scenic vistas open up of the four fishponds and views across these reflective pools to Gawsworth New Hall, Gawsworth Old Hall and the Church of St James. The tended formal lawns of Gawsworth Old Hall and Gawsworth New Hall, the former containing a number of attractive specimen trees, lend a much more domestic character to this part of the conservation area, in direct contrast to the surrounding agricultural land.

Once within the conservation area the four ponds form the central organising feature. Gawsworth Old Hall and the Church of St James sit on the southern side, and the Rectory and New Hall site lie to the north. The Old Hall is set back within its grounds, though is visible from Church Road across the ponds, whilst the other key buildings face closer onto them with more open aspects. When standing by the ponds it is visible to look across them and see these other key buildings, creating the feel of being within the tranquil heart of the area. In this sense the ponds, and associated formal landscape, serves to unify the distinct land uses and private land and give the impression of being within a small planned settlement.

Views across the fish ponds

5.2 Gateways

Whilst the two tree-lined roads create two well defined approaches into the conservation area, these corridors also serve to articulate ‘gateways’ at the landscape open up as one enters leaves the tree-lined boulevards. From the western approach, the gateway is most evident at the junction of Congleton Road (on its historic alignment rather than the A536) and Church Lane. This point is marked by the listed Harrington Arms and, opposite it Oak Cottage, both important buildings in the conservation area. There is also a traditional, early 20th century fingerpost located here. This

effectively marks the western gateway to the conservation area, with the tree lined avenue of Church Lane giving the impression of a defined route into its heart. Historically this gateway would have formed the entrance to the private parkland of Gawsworth Old Hall, and that feel is still evident.

From the northern approach from Warren via Church Lane the entry point to the conservation area is less well-defined than from the west. The suburban environment here more gradually gives way to a tree-lined approach, though this can be said to begin from Maggoty Wood but becomes more continuous south of Nancy's Wood and Maggoty Lane, where a fingerpost is also located. There are other notable buildings on this approach (such as Warren Cottage, the Old school and Village Hall) but these are more spread out and surrounded by modern development and do not from as dramatic a gateway as from the west, where the Harrington Arms and Oak Cottage sit surrounded by open fields and mark the The trees lining the road here are less continuous, less similar and less formally maintained than from the west. The northern avenue still retains some limes, presumably from the ancient main approach route, but most of the significant avenue trees are pines. These extend into Nancys Wood making it an integral part of the avenue. There are gaps due to failure to replant after trees fall or are felled and some trees, mostly towards the hall end are enveloped in ivy. A valid conservation aspiration would be to augment and formalise these trees avenues to better reflect the historic importance of the northern approach.

Consequently, this approach is less dramatic and more gradual than that from the west and the sense of arrival in the conservation area is only truly evident when one arrives passes the entrance to Gawsworth New Hall on the left and then, more dramatically, when views open up of the fish ponds.

5.3 Open space and public realm

Gawsworth Conservation Area comprises two principal types of green space: agricultural land and landscaped spaces associated with individual buildings. Linking these spaces are four ponds, creating an east-west landscape spine through the area; the pools contribute to the cohesion of the individual elements comprising the conservation area and contribute greatly to the scenic quality of the settlement, permitting views across, and reflections within, the ponds.

Open fields surround the entire conservation area, and there is also gently undulating pastureland within the western half. A single field lies within the boundary to the east of the walled garden of Gawsworth Old Hall.

Hard-landscaped formal courtyards and forecourts are a feature of the conservation area, ranging from the farmyard to the rear of the Harrington Arms Public House, to the grander, more open spaces between Gawsworth New Hall, the New Hall Barn and Toad Hall.

Left: lane in south-east or conservation area; right: New Hall courtyard

Narrow lanes and approach driveways run off Church Lane, and have a distinctive enclosed character, being bounded by dense groups of trees and shrubs, such as the entrance lane to Gawsworth Old Hall, and the driveway to the Pigeon House. The lane running around the north and eastern perimeter of Gawsworth Old Hall has a hard boundary on one side created by the small-scale residential buildings e.g. Gawsworth Court, and the high brick boundary wall. To the east of Gawsworth Court the lane emerges out into open countryside, with far-reaching views across to the Pennines.

Significant trees or tree groups, are marked on Figure 3. Throughout the conservation area avenues, groups and individual trees blur the distinction between rural lanes, farmland and private gardens.

St James' Churchyard - The churchyard of the Church of St James has a unique character within the conservation area. It is public open space and is therefore one of the most permeable spaces. The churchyard is raised on a high mound, permitting views out and over the ponds to the north, and outlying countryside to the south. The intimate nature of the space is enhanced by the brick boundary wall of Gawsworth Old Hall on the eastern boundary and a line of mature trees on the western boundary. Mature yew and oak trees also add to the sense of enclosure. To the north of the church the monuments and gravestones have been laid horizontally, creating a patchwork of engraved stone slabs, while the more recent burial sites and a memorial wall lie to the south of the church.

The churchyard contains many interesting monuments and well-tended graves. Benches provide a place for restful contemplation. Views over the ponds from the front of the churchyard serve to enhance the setting and emphasise its tranquil nature. Two formal avenues of trees line the linear stretches of Church Lane; an avenue of lime trees on the western stretch and a mixed avenue with many pine trees on the northern section.

The lych gate is on the northern side of the ponds, meaning that the churchyard is approached by passing on what is effectively a bridge between the ponds from this direction. When the old rectory was in its original use this would have meant that this wider church precinct also included the westernmost ponds. Today the church-related uses are seamlessly integrated into the wider 'heart' environment of the four ponds.

Fish ponds (Wall Pond on left)

The Fish Ponds - The four ponds at the centre of the conservation area represent its most visible, distinctive and iconic public space. The linear arrangement of the ponds, and the way that surrounding buildings respond to them in their positioning, suggest a planned and coherent design of this space. This is probably only partially true, as the ponds may well pre-date several of the surrounding buildings. They are certainly visible on G. Grey's estate map of the 1770s but are likely to be much older and probably date from the foundation of the Elizabethan gardens to the Old Hall. They were created as fish ponds and would have been stocked for fishing but they would also have provided an ornamental role, enhancing the setting of the Old Hall. There are four ponds arranged east-west, each of a rectangular form. The easternmost pond is known a Wall Pool, the others are unnamed.

The Wall Pool is now very different in nature than the other ponds, being larger and more informal in appearance, being less closely bounded by buildings (which include modern houses to the north). It is separated from the rest of this area by vegetation and largely only visible when one arrives at it. It is actively used by anglers and therefore has the feel of a public amenity resource rather than as a formal semi-private setting to historic building. It therefore has less significance to the conservation area than the other buildings but nonetheless remains important due to its history. There was once a fifth pond to the west, the form of which is still evident as lower ground with a drainage channel.

The square shape of the ponds corresponds with the linear roads that surround them, and both emphasise the deliberate and planned form of this area. Church Lane changes direction to tightly follow the western most two ponds before tuning abruptly north. The southern arm of Church Lane follows a similar form, crossing between the ponds and following the southern edge of the two eastern ponds. The roads that cross between the ponds have the feel of bridges given their narrowness and the short distance between the ponds. These are important in offering east-west views across the ponds. The Pigeon House was sited to terminate this view eastwards, although it is of insufficient stature to do so convincingly.

This area is also characterised by the low wooden fences that edge these roads and bridges and the trees and vegetation behind them. These provide a rural feel to the area and serve to create a secluded environment that is separate from the surrounding fields, leaving the ponds only visible from within this environment. The trees and vegetation and often extensive and can sometimes inhibit views over the ponds.

The Walled Garden - The enclosed garden to the south of Gawsworth Old Hall is almost completely hidden from public view, and it is the high brick boundary walls that have the greatest impact on the character of the conservation area. However, there is a clear view into the garden from a gateway in the south-western corner, across the grass-covered earthworks.

Within the Walled Gardens

The gardens of Gawsworth Old Hall are statutorily registered Grade II* on the English Heritage Register of Parks and Gardens as: "*earthworks and other remains of an extensive formal garden of c. 1600 associated with a manor house. The remnants of the formal Elizabethan landscape are defined by a straight chain of five fishponds, 550m long and dropping from east to west (the westernmost pond has been dry since at least circa 1770), to the north and elsewhere by tall brick walls*."

There are in fact several distinct elements to the gardens visible today. The area located immediately adjacent to the west of the Hall are formal, highly manicured private gardens. Historically there was a western wing to the Hall and this would have been the central courtyard. To the west of this is a wooded area that, although within the walls, provides a more natural setting as an interface to the adjacent St James' churchyard.

The walled garden at Gawsworth Old Hall are grass-covered earthworks, creating the appearance of a rough field, on the site of what was historically Elizabethan pleasure grounds, whose remnants are partially visible in the landscape form (for example the raised pathway on the western boundary and the bowl -shaped excavated). In the south-western corner of the garden is a raised plateau, considered in the 19th century to be a Tilting Ground, (as annotated in OS maps), however it is now thought to be a viewing terrace for the Elizabethan landscape garden. Another key retained feature is the brick wall that surrounds the garden, Elizabethan in origin though much repaired since. A key remaining feature of the wall is the semi-circular salient that marks the southernmost boundary. This would have original bounded the formal pleasure part of the parkland and it offers commanding views of the surrounding fields, which would originally have been the wider parkland of the estate.

Gawsworth New Hall and surroundings - Gawsworth New Hall has formal lawns on the west and south sides, running down to one of the fish ponds, while the manicured lawns to the north of Gawsworth Old Hall, bordered by another of the ponds are interspersed with specimen trees and shrubs. The hard landscaped courtyard at the centre of the New Hall is a very well maintained semi-private space for residents that provides a strong functional and visual link to its history. The hard landscape extends to the private roads between the New Hall and the converted Barn and Toad Hall,

serving to unify these buildings and create a distinct character area. The garden to the east of New Hall from a more secluded and private space for reflection, enhanced by providing an attractive view of the eastern elevation of the New Hall.

5.4 Key views, vistas and landmarks

There are a series of mid-range and long range views in the conservation area that are significant to its distinctive character. This includes views to landmarks, long range views to the open countryside and framed vistas.

View to St James' Church across fish pond

The use of structural tree planting to create avenues, as described earlier, creates vistas, or framed views. These are important in creating a distinct visual impression, even when there is no landmark to terminate the vista.

View from Churchyard down Church Lane

Landmarks can be described as being highly prominent, visible and familiar buildings, located at key orientation points and often used for directions to navigate a place. In Gawsworth the landmark buildings can be considered to be the Harrington Arms, St James' Church, Old Rectory and New Hall. Gawsworth Old Hall is also a landmark in terms of its history and function (which includes being a visitor attraction and events venue) although its position out of view from Church Lane means that it less important for views and navigation around the publicly-accessible part of the area.

Views to landmarks are an important feature of the conservation area, and one that often derives from deliberate design as it developed historically. St James' Church tower is a notable landmark feature that is visible from many parts of the conservation area. The Church of St James sits on a raised promontory, which affords key views, to and from, from the churchyard down into and across the conservation area, most notably immediately north to The Old Rectory and north-eastwards to Gawsworth New Hall.

The Old Rectory is a prominent building lying across the westernmost existing pond from the church. Views of both, from either side of the ponds, are a distinctive feature of the area, providing an enhanced setting to these buildings and adding visual interest and appeal to the backdrop of views over the ponds.

A similar situation exists with Gawsworth New Hall, which was sited to benefit from having the ponds in its foreground setting. The view from the bridge across the pond to the New Hall is a classic view within the area, and this use of a water body is common to the setting of other country houses of this period. The Pigeon House was sited to terminate the vista looking west across all of the ponds but is now rather too well hidden by trees to be prominent in this view, however the views across the ponds, in both directions, is an important feature of the conservation area.

View to New Hall across fish pond

5.5 Townscape: built form and character

The buildings within the Gawsworth Conservation Area are disposed in an irregular formation across the site, accessed from Church Lane, the sole named road running through the conservation area. There are some important direct relationships between groups of buildings, as a result of function and desired locational-proximity, such as between a principal building and its servicing ancillary structures, e.g. Gawsworth New Hall and Barn at New Hall Farm; and the Church and New Rectory.

The buildings within the conservation area are principally large residential houses, directly associated with the historic settlement of Gawsworth: the two country houses of Gawsworth Old Hall and Gawsworth New Hall. Former ancillary structures on the estates have since been converted to residential use, such as the Watch Tower (the Pigeon House). The Church of St James is set in a churchyard and forms a distinctive grouping with The Old Rectory and The Rectory.

Gawsworth is a rural settlement, and agricultural buildings are contained within the settlement, a Barn at New Hall Farm (converted) and to the rear of the Harrington Arms Public House. At the Harrington Arms Public House the farm buildings are arranged in an L-plan around a courtyard.

5.6 Materials, vernacular and architectural features

Gawsworth Conservation Area contains buildings from three principal phases of development: 15th and 16th centuries; 17th century; and early 18th century. Many of the buildings are listed. There are also some 19th and 20th century buildings, which are less significant to the historic significance.

The Church of St James dates from the 15th and 16th centuries and was built in the Perpendicular manner. The nave predates the tower and chancel; yellow sandstone was used to construct the former and red sandstone the latter. Gawsworth Old Hall dates from the 15th and 16th centuries with 19th and 20th century additions and alterations. It is principally a timber-framed house, with white-washed wattle-and-daub and brick infill, with alterations in red brick laid in English garden wall bond. The two- and three-storey building originally formed a quadrangular plan, now reduced by approximately half to form a three-sided courtyard. Decorative features include decorated bargeboards, quatrefoil panels in the framing, and oriel windows.

The Old Brick is the most prolifically utilised building material in Gawsworth; the bricks are red in colour and made from clays locally available throughout much of Cheshire. Brick became popular for the construction of domestic buildings in Cheshire around the turn of the 17th century, having formerly been used as infilling for timber-framed structures. Representations of brick construction from this period are visible in the Harrington Arms Public House and Gawsworth New Hall and associated structures; the former is constructed in English Garden Wall Bond, the latter is in Flemish Bond. The walled garden of Gawsworth Old Hall is contained within 16th century brick walls, set in English Bond and random bond, with ashlar coping.

The early domestic buildings, i.e. Gawsworth Old Hall and The Old Rectory, are timber-framed, constructed from oak which grew in profusion in this area. They are post-and-panel construction, with lath and lime plaster infill, and later infill of brick noggin. The distinctive blackened timbers and white-painted plaster or brick, was a traditional practise in Cheshire, although the practise was substantially increased through the 19th and 20th centuries, such as the 20th century simulated timber-framing on parts of Gawsworth Old Hall.

A number of the buildings in Gawsworth have stone slate roofs e.g. Gawsworth Old Hall, and the Harrington Arms Public House. These large roofing slabs are of carboniferous sandstones notably from the Coal Measures quarries above Kerridge, near Macclesfield. The early 18th century buildings in the settlement have slate roofs e.g. Gawsworth New Hall. The Church of St James has a lead roof to the tower, nave and chancel.

The Church of St James is constructed of yellow sandstone, the nave and chancel, and red sandstone, the tower. The nave and chancel predate the tower. There is a pair of imposing early- to mid-18th century ashlar gate piers within the churchyard.

5.7 Public realm and historical features

The public realm throughout the Conservation Area is predominantly modern, with roads of tarmac. Pavements are typically on only one side of the lane, and are of tarmac with stone kerbs. The overall effect is softened by the uncultivated grass banks on either side of the thoroughfare and wooden boundary treatments. The overall feeling of rural lanes is preserved.

There are no street lights in the conservation area, which enhances the rural character of the settlement. The churchyard has discreet lamps, in heritage style mounted on timber standards to mark the pathway through to the church.

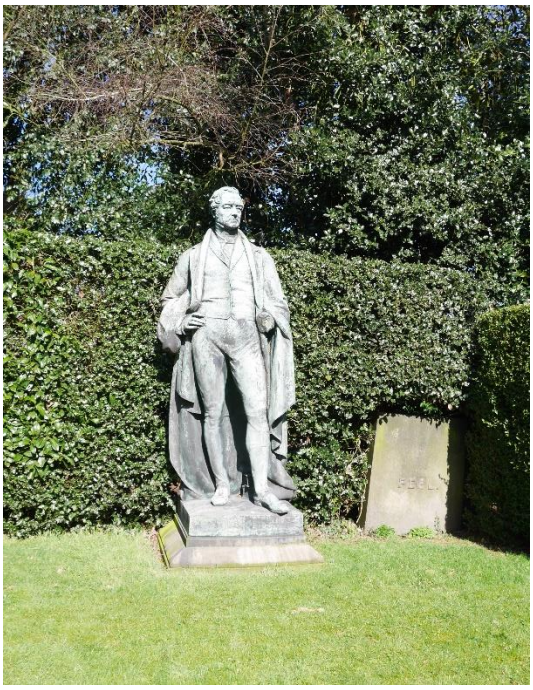
There are several historic and distinctive features within the area that add character and are important to significance. A remnant of a historic surface is visible in the cobbled forecourt to the Harrington Arms Public House.

At the junction of Congleton Road and Church Lane stands a distinctive early 20th century cast iron finger-post, painted black and white.

Along the western branch of Church Lane a cast iron sign reads: "*Peak District & Northern Counties Footpath Preservation Society. No. 149. 1964. Public Footpath to North Road"'*.

The Harrington Arms Public House has 'HARRINGTON ARMS, Robinson's' in lettering applied to the brickwork on the north-eastern gable and the southwestern elevation.

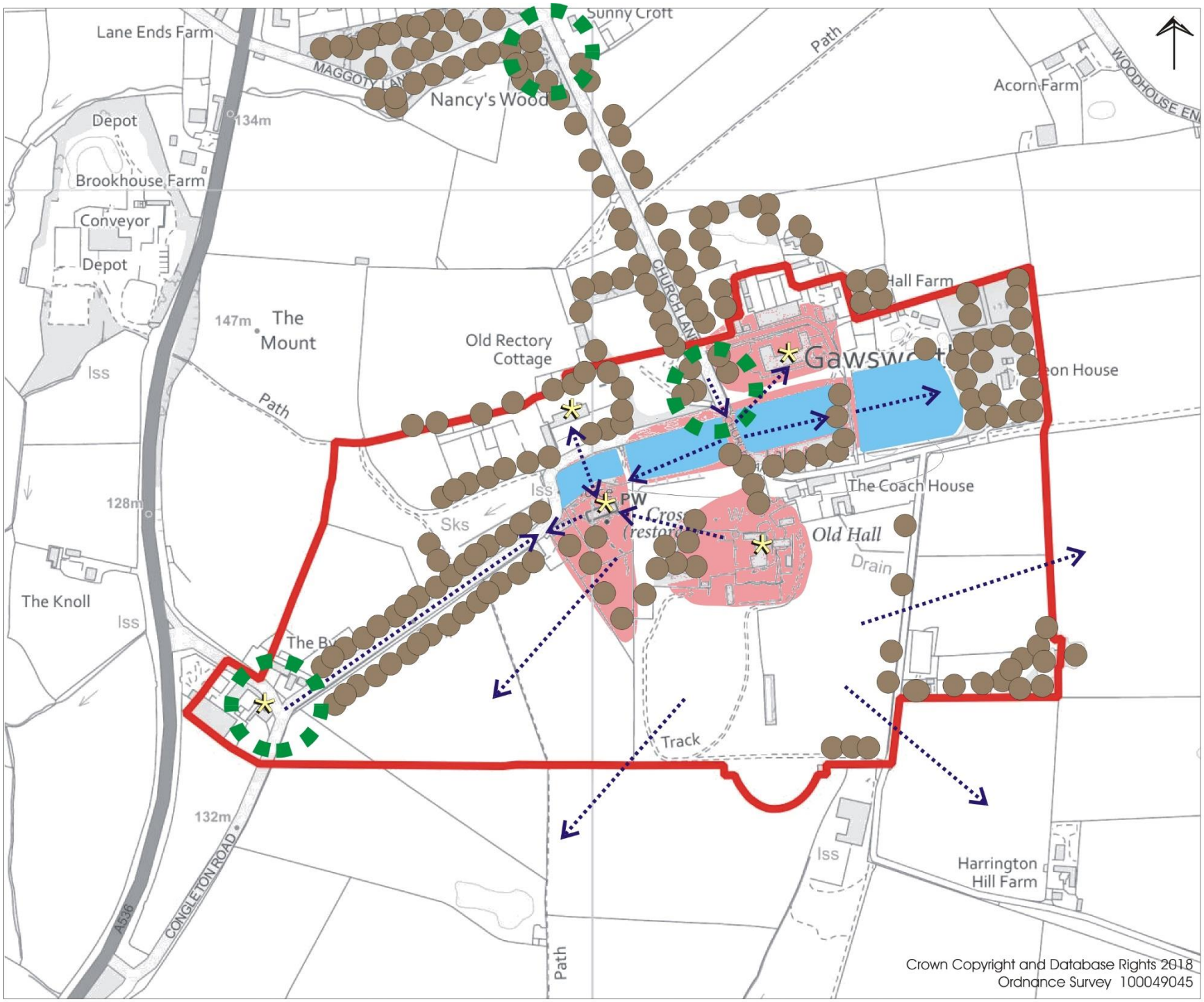
Other features include distinctive steps, doors and archways, especially at the entrance to St James' churchyard from Church Lane next to the new Rectory, and various doorways, arches and features within the Old Hall gardens.



Left: door within Walled Garden wall; right: Peel statue

The statue of Sir Robert Peel on Church Lane opposite the Coach House, is a noticeable feature within the area. However, it has no historic association with Gawsworth and therefore does not contribute to the significance of the conservation area. Peel was a statesman of the mid-19th century who founded England's first police force and became Prime Minister. He was a supporter of public parks and played a large role in the foundation of Peel Park in Salford, which was named after him. The statue was moved here from Peel Park in Manchester by a local collector, and would have much more significance if returned to Peel Park.

Figure 3: Spatial Analysis



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Key

- Significant tree group (diagrammatic)
- Key View / Vista
- Landmark building
- Gateway
- Positive Space
- Fish ponds

5.8 Character Areas

The conservation area, based on the preceding analysis can be described as having four distinct character areas. These are summarised below and shown on Figure 4.

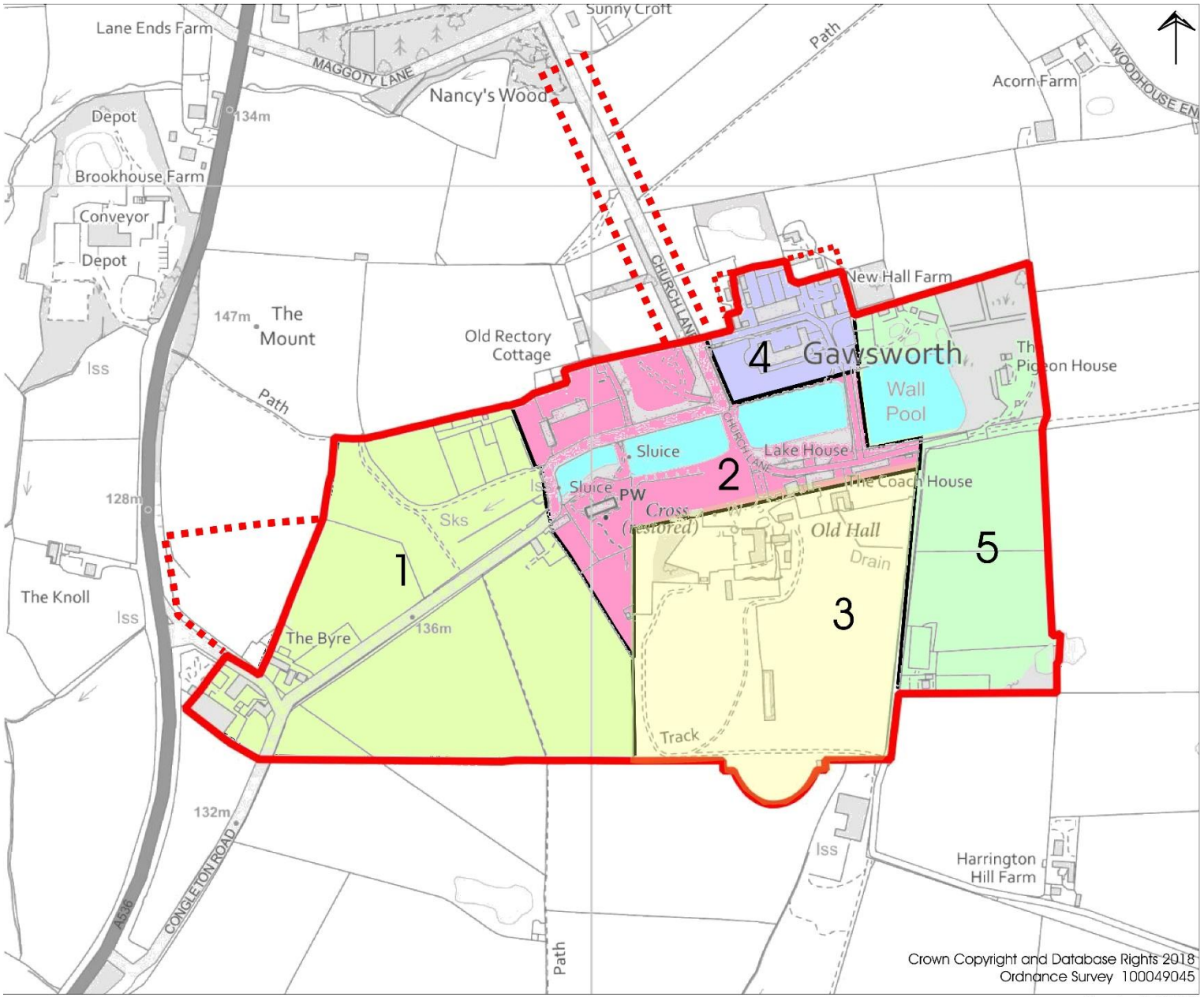
1. Western Approach – the westernmost part of the area mostly comprises open farmland. Its most significant features for the conservation area are the Harrington Arms public house and the tree-lined avenue approach to the area via Church Lane. In this way it forms a gateway and approach to the heart of the heart of the area, as it would have done historically, with the public house lying at the edge of the private parkland and the tree-lined avenue representing the beginning of a formal planned landscape.

2. Heart – the close tree-planting at the approaches mean that heart of the conservation area is a distinct environment that opens up on arrival. Its most notable feature is the four fish ponds. These provide a setting to the varied historic buildings, including St James' Church, the Old Rectory and the New Hall. Gawsworth is a varied area with historic buildings of different ages and separate semi-private formal landscapes but the setting of the ponds serves to unify these into a coherent identity. The area also includes the historic St James' church, the key landmark within the area, together with its churchyard and old and new rectory.

3. Old Hall and Gardens – the Old Hall is set back behind a tree-lined frontage and so lies somewhat removed from Area 2, although there are views to the Hall and grounds across the ponds from Church Lane. The Old Hall is the historic focus of the conservation area, with the whole area lying within its historic parkland grounds, which also extended to a much wider area. Today it is the extent of this character area that retains a direct functional linkage with the Hall and the character of this area is one of formal planned gardens and grounds. In this sense it is representative of the wider parkland that existed historically. The Hall remains in private residential use, though also open periodically for visitors. This semi-private area also includes the walled gardens which have important and rare survivals of Elizabethan pleasure gardens. The area also includes some farm buildings.

4. New Hall and Grounds – the New Hall is a fine example of an early 18th century manor house. It is very different in its setting to the Old Hall: open to view from the public realm and enhancing the setting of the ponds in area 3. It also forms a distinct semi-private environment comprising the New Hall and its associated outbuildings (e.g. the Barn and Toad Hall) together with the gardens and hard landscaped areas that lie between them, reached via a private road leading from Church Lane. These buildings have been sensitively and successfully converted to apartments.

5. Eastern Fringe – the eastern area represents an interface between the formal landscapes described above and the surrounding farmland. The significance becomes diluted here but this area plays an important role in preserving the setting of the core areas. The field to the east of the Old Hall gardens is important in allowing access to view the significant boundary wall, the view through the gate to the 'tilting field' and across open countryside. The landscape opens up here, with the area containing the less formal Wall Pond (used by anglers), an open field and a small number of modern houses. It does also contain Pigeon House which is an important historic building and the Wall Pond is an important historic feature.



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Gawsworth Conservation Area Appraisal

Figure 4: Character Areas

Key

1. Western Approach
2. Heart
3. Old Hall and Gardens
4. New Hall and Grounds
5. Eastern Fringe

Existing Conservation Area Boundary

Recommended boundary changes

Gawsworth Parish Council 2022

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6. Summary of Special Interest

The significance of the conservation area can be summarised by the following description.

Gawsworth conservation area provides an excellent example of a distinct small rural settlement with various complimentary uses, which survives as a distinct settlement in the surrounding Cheshire farmland. It includes several key historical features:

- ***Gawsworth Old Hall - an excellent example of a surviving Elizabethan manor house. This is accompanied by a walled garden which includes rare and important survivals of associated Elizabethan pleasure gardens. The association with the Old Hall and its historical 'reat gardens and wider parkland also remains important.***
- ***Gawsworth New Hall – a fine example of an early 18th century manor house in very good condition. Its significance is enhanced by a continuing spatial and functional relationship with associated buildings and spaces, and its setting when viewed across the fish ponds.***
- ***St James' Church – a good example of a medieval church and part of an important grouping with its church yard, new Rectory and old Rectory.***
- ***A semi-formal planned landscape that includes four ornamental fish ponds and their relationship with surrounding buildings which gives rise to important views and enhanced settings. The landscape also significantly includes the continuation of tree-lined avenue approaches to the historic core on Church Lane, especially from the south-west.***

Other important historic buildings include the Harrington Arms, a good example of a 17th century inn. The area is also notable for its use of local materials and vernacular features. It retains an important link with the landscape character of rural east Cheshire.

Views from St James' Church Tower

Looking East

Looking North

Looking South

7. Assessment of Condition and Management Plan

7.1 Uses and Activities

The conservation area has been well preserved and its significance remains strongly evident today. All of the key listed buildings appear to have continuing viable uses. Often these are the original use for which the building were constructed (for example St James' Church or the Harrington Arms). Other uses have been adapted but continue to have a use that is appropriate to conservation, for example the Old Rectory and Gawsworth Hall remain in single residential use, although without their original ownership associations. Gawsworth New Hall has been adapted to modern apartments but this has been done sensitively and has allowed the restoration of the building. Other outbuildings and agricultural buildings have been converted to residential use without losing their special character (most notably the New Hall Barn).

It is important that heritage buildings continue to provide for modern needs as this is the best way of securing their continued maintenance and future. Very few of the buildings in the conservation area are vacant (the Old Rectory was unoccupied at the time of writing) and all are in good condition and so this has generally been successfully achieved to date. Finding new complimentary supporting functions can also provide new income streams to help support the ongoing maintenance of heritage buildings and spaces. This has been notably achieved at Gawsworth Old Hall where the Old Hall is open periodically to visitors and a range of events are held annually within the gardens. In addition to supporting the maintenance of the heritage assets this has also enabled their heritage value to be enjoyed by the public. One of the fields is used periodically for event parking but this is managed to be without detriment to the conservation area. This is a very good example of conservation management that enables the significance of the assets to be better revealed and enjoyed by the public. In summary, the conservation area has successfully adapted to modern needs whilst also successfully preserving its heritage significance.

The other important use, both in and around the conservation area is agriculture. This is a land-use that may have potential to be sometimes be in conflict with heritage conservation. The needs of working farms are important considerations to local agricultural businesses and the wider local economy. It is important that this is recognised and that these needs are successfully balanced with heritage conservation.

7.2 Capacity to accommodate change

The area has significant planning constraints that mean that development potential is very limited (as explained in Section 2 this includes Green Belt and Open Countryside). There are no development allocations in or around the conservation area and any development is very likely to be limited to conversions/replacements of existing buildings (subject to listed building control) or agricultural development. This situation is not expected to change into the long term, as Cheshire East has identified a five year housing supply in their relatively recently adopted Local Plan, and the location at Gawsworth is not a sustainable one for housing due to its relative distance from significant shops, services and regular public transport routes.

If any buildings within the conservation area have proposals for refurbishment/extension (if listed) or redevelopment (if not listed) then it is important that these maintain the significance of the heritage

asset (if relevant) and the significance of the conservation area. Local or historic architectural features should be preserved and any new additions must preserve the significance of the building and conservation area. It is also important to recognise that sensitive conversions and refurbishments can be vital in ensuring that a building remains in productive use and therefore securing its future maintenance and viability.

Agricultural uses have permitted development rights and exceptions to Green Belt policy restrictions that could allow development of barns and other agricultural buildings within or, more likely, around the conservation area. In these cases it will be important that the local planning authority works with applicants to make sure that the design of new building respects the setting of the conservation area, including views out from the area. For example, this could consideration of appropriate include roof materials and the colour of external elevation.

7.3 Maintenance Issues and Recommendations

The conservation area is generally very well managed and maintained. The land is generally all within the demise of one of several key landowners with clear definition and responsibilities: St James' Church; the management company of the Gawsworth New Hall; the Richards family (Gawsworth Old Hall); Cheshire East Council (highways and public land); with other land in the ownership of smaller private landowners. It is important that there is effective co-ordination between these landowners in order to provide consistent and comprehensive management. The Parish Council has been effectively fulfilling this role to date and are well positioned to continue doing so.

There are a number of particular areas for maintenance recommendation:

Building maintenance and repair

- Most buildings in the area are well maintained and in good condition. No heritage assets are considered to be at risk. One building that is in need of repair is the former stables and outbuildings at the rear of the Harrington Arms. Building owners of heritage assets should maintain their properties to an adequate standard. In the case of listed buildings this is a legal requirement.

Tree and vegetation management

- There are many trees in the conservation area. They contribute to the rural feel of the area but many are in need of better pruning and the abundance of trees and vegetation can obscure important views. The trees and bushes on both arms Church Lane would benefit from being better maintained, and in places reinforced in order to create a more formal tree-lined avenue approach to the village. Felled trees should be replaced with limes. Consideration should be given on the western avenue to replacing the beeches with limes over time.
- The vegetation and trees in front of the Pigeon House should be cut back to open up views to the building across the ponds.
- Trees and vegetation behind the frontage wall of the Old Rectory is in need of cutting back and better control, as is the vegetation on the banks of the ponds and on either side of Church Lane as it passes around the ponds.

- The dried-up westernmost pond would benefit from having a more permanent and considered landscape design. At present there is an unsightly Klargester septic tank located here that detracts from the visual appearance of this area.

Boundary treatments

- Significant historic walls include the walls around the Old Hall garden and the wall on Church Lane to the frontage of the Old Rectory. In some places these walls are in need of re-pointing. Where repairs are carried out it is important to use traditional and appropriate mortars and ashlar capping.
- The wooden fences and gates at either side of Church Lane adjacent to the ponds, and the other bridges between the ponds, are in many places in need of better maintenance, or in some cases, replacement. Any replacement must use appropriate and similar materials.
- Trees and hedges behind these fences are also in need of cutting back and tidying-up. The public realm in this area should have a more formal appearance in order to relate better to the planned layout of the ponds and bridges.

Maintenance and quality of carriageway and pavement surfaces

- The road and pavement surfaces are sometimes in poor condition and in need of repair.
- The kerb and hedge and fence boundary to the Church Pool is often in a poor state of repair. There are potentially hazardous gaps and trip hazards in the area used extensively for parking for the church and conservation area visitors

7.4 Article 4 Directions

No Article 4 Directions currently exist and none are recommended for the conservation area.

7.5 Boundary changes

As part of the appraisal process, the existing conservation area boundary was reviewed. It was found that the boundary generally followed a justifiable line. There are, however, several changes to the boundary that would better protect of the significance of the conservation area.

The recommendation of the previous 2007 Appraisal were also reviewed in this regard. The boundary changes recommended at this time are considered to remain relevant and the current appraisal concurs with these recommendations. As part of this process the conservation officer at Cheshire East Council was consulted and it is understood that there was support in principle for the previous recommended changes and that there were no particular heritage reasons why the previously recommended boundary changes were not implemented.

Recommended changes:

1. Northern approach - An alteration of the boundary is recommended to include the length of Church Lane running north from Gawsworth New Hall to the brook. The tree and hedgerow from the Brook to the crossroads with Maggoty Lane are not included, however the informal yet dense planting provides an important element of setting . Church Lane, with its dramatic linear road and tall overarching

avenue of trees forms an important approach route to the conservation area. It was the historic approach to Gawsworth Hall from the north. It is of a parallel importance to the western stretch of Church Lane, already included within the conservation area's boundary. Including this area would preserve the existing tree planting and also support better maintenance and protect future tree planting here.

2. Western field - It is recommended that part of a field to the north of Oak Cottage is included within the conservation area; this amendment would make the boundary of the Gawsworth Conservation Area correspond with the boundary of the Grade II* Registered Garden. It would also better protect the avenue approach of Church Lane to the south of this, and retain the boundary of the previous Gawsworth Old Hall park in this area, and provide a reminder of this wider parkland more generally.

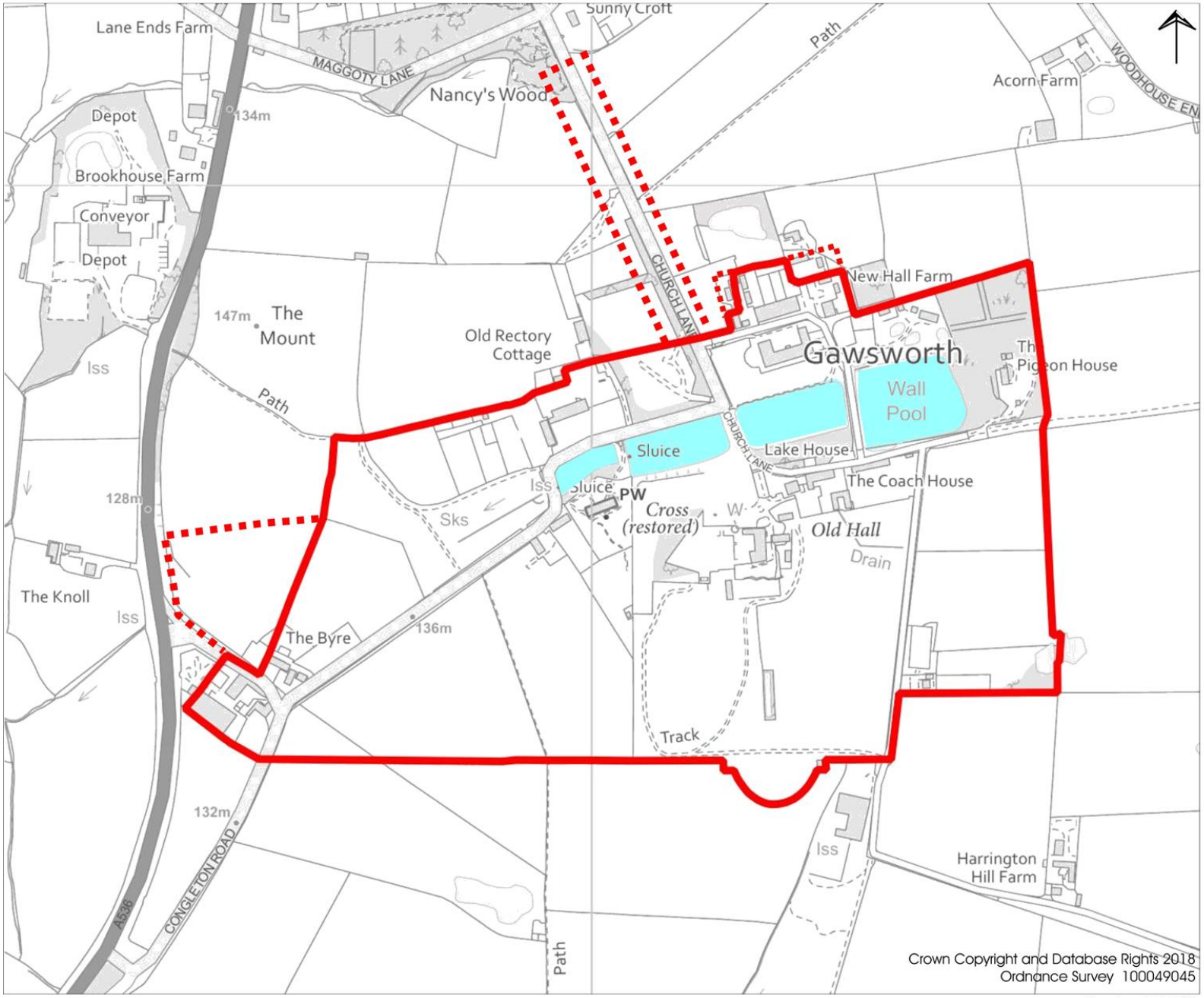
3. Land either side of New Hall Barn - two further small extensions to the boundary are recommended to take in two small parcels of land lying to the north-east and north-west of New Hall Barn. This would amend the boundary line to follow the rear plot line of domestic curtilages, as distinct from the surrounding agricultural land. This land was probably not historically associated with the New Hall (as revealed from historic OS mapping), however the low rise residential and agricultural buildings here (which have no significance in heritage terms) have the potential to be demolished and form the site of new development under planning policy for the Green Belt. As this land is very close to the New Hall, New Hall Barn and Toad Hall it has significant potential to affect the setting of these heritage assets. Including the land within the conservation area would therefore better enable control of any potential redevelopment and would also create a more legible and defensible northern boundary to them conservation area.

Other discounted changes

The following changes to the boundary were also considered but subsequently dismissed as recommendations:

1. Maggoty Wood – Maggoty Johnson is an important local historical figure with associations with Gawsworth, and the woods themselves also have local community value. However, it is felt that the presence of his grave here does not sufficiently associate this area physically with the conservation area, for which it is rather too distant (despite the proposed northern extension, which is specifically included as an approach to the conservation area). Furthermore, the grave is Grade II listed and therefore already benefits from sufficient protection, and the Woods are well maintained by the National Trust and protected as a public open space by planning policy.

2. **Further extension of fields within old parkland** – Gawsworth Old Park once extended to a much larger area, encompassing around 600 acres. However, this is felt to be too large an area to consider for inclusion (in significant part). Most of this land has no surviving physical connection to the conservation and there would be a real danger of diluting the value of the current conservation area. Providing a clear and defensible boundary must be a paramount consideration. This land is now predominantly in agricultural use and the needs of working farmers must also be considered. Indeed, it was enclosed for agricultural use as far back as the 18th century, meaning that the parkland role is now well-severed and the independent agricultural use is also a historic feature. The extension of the western field (recommendation 2 above) will serve to provide an example of this wider parkland without diluting the significance of the existing designation.



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Gawsworth Conservation Area Appraisal

Figure 5:

Recommended Boundary Changes

Key

Existing Conservation Area Boundary

Recommended boundary changes

Gawsworth Parish Council
2022

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Tithe map, 1849

Map by JP Earwaker, 1880s

Ordnance survey mapping, historic mapping provided by Cheshire East Council (OS, 1870, 1873, 1882, 1897, 1910, and 1976)

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Bollin Hill Conservation Area: Character Appraisal and Management Plan

Consultation Draft, January 2023

Summary

Conservation areas were introduced in 1967 and are now an established element of the planning process, designed to protect areas identified as being of “special architectural or historic interest”. The character of a place is unique and is derived from many elements including its historical development, the street patterns and buildings, the open spaces and views, the building materials, planting and green spaces. As change is inevitable, local planning authorities need to ensure that the character is understood in order to positively manage change in such a way that what makes a place unique is both preserved and wherever possible enhanced.

Bollin Hill Conservation Area was first designated in 1988 but a full character appraisal has only recently been commissioned by Wilmslow Town Council, together with a plan for its future management. These have been prepared by Kathryn Sather & Associates, in collaboration with Cheshire East, for review and consultation prior to their adoption as planning documents. The process and format follow Historic England guidance on conservation area appraisal. The document is for local people who live in Bollin Hill as well as for managers, developers, consultants and decision-makers. Once adopted the document will become a material consideration in planning decisions.

Part 1 of this document comprises the Character Appraisal. A summary of special interest describes those elements which together give the area its unique identity and, as a planning document, the planning policy context is summarised. The lengthy following section provides a comprehensive description of the location, landscape and history of the wider area. This is followed by analysis of the open spaces including green spaces and biodiversity, the views and other characteristics of the area, as well an assessment of the buildings, the predominant materials, their architectural style and elements which are local to the area. Sometimes it is appropriate to recognise sub-areas of differing character. Lastly, the appraisal looks at the condition of the area and how it has changed, identifying problems or issues which may be damaging to the character, including around the boundaries. Maps and photographs in the text illustrate many of the points and an appendix lists all listed buildings, non-designated heritage assets and those which make a positive contribution to the Conservation Area.

Part 2 builds on the evidence provided in the Character Appraisal with a set of policies which will constitute a management framework for the Conservation Area to provide a sustainable strategy for protecting and enhancing it long into the future, as well as transparency and guidance for those with properties in or close to the Conservation Area.

Bollin Hill Conservation Area

TABLE OF CONTENTS

PART 1 CHARACTER APPRAISAL
Section 1 Introduction 5
1.1 Bollin Hill Conservation Area: Designation and Definition ... 5
1.2 Purpose and Value of Conservation Area Appraisals ... 5
1.3 Scope of the Appraisal ... 6

Section 2 The Planning Policy Context ... 7

2.1 Planning Policy Context ... 7
2.2 Conservation Area Policy Guidance ... 8
2.3 Generic Control Measures Brought About by Designation ... 8

Section 3 Summary of Special Interest ... 10

Section 4 Assessment of Special Interest ... 12

4.1 Location, General Character and Landscape ... 12
4.2 History and Archaeology ... 14
4.3 Character and Appearance – Spatial and Townscape Analysis ... 33
4.4 Architectural Interest and Built Form ... 41
4.5 Locally Important Buildings and Positive Contributors ... 51
4.6 Assessment of Condition ... 53

Section 5 Community Involvement ... 55

Section 6 Boundary Review ... 56

Section 7 Summary of Issues ... 58

PART TWO MANAGEMENT PLAN ... 60

Section 8 Management Proposals ... 61

8.1 Boundary Review and Amendment ... 61
8.2 Areas with the Potential to Influence the Setting of the Conservation Area ... 61
8.3 The Local Heritage List ... 62
8.4 Control of Development – Demolition and Redevelopment ... 63
8.5 Control of Development-Article 4 Direction Restricting PD Rights ... 64
8.6 Highway Works to Pavements and Roads ... 65
8.7 Trees, Landscaping and Views ... 66
8.8 Safeguarding Green Infrastructure ... 67
8.9 Monitoring, Enforcement and Remediation Strategy ... 67
8.10 Community Involvement, Interpretation and Guidance ... 68

Section 9 Design Guidance ... 69

9.1 Introduction ... 69
9.2 Building Design ... 69
9.3 Boundary Treatments and Hard Standing ... 70
9.4 Extensions ... 71
9.5 Dormer Conversions ... 71
9.6 Windows ... 72
9.7 Doors and Porches ... 72
9.8 Roofs, Chimneys and Rainwater Goods ... 73
9.9 Maintenance ... 73
9.10 Car Parking, Garages and the Public Realm ... 74
9.11 Micro Energy Generation ... 75
9.12 Satellite Dishes ... 75

Section 10 Contact Details and Sources ... 77

Appendix: Audit of Heritage Assets.....79

Introduction 79
Monuments and Listed Buildings 79
Positive Contributors 81

Section 1 Introduction

1.1 Bollin Hill Conservation Area: Designation and Definition

Bollin Hill Conservation Area was designated as a Conservation Area by Macclesfield Borough Council in 1988. It is one of five Conservation Areas within Wilmslow. The boundaries of the Conservation Area have not been altered since this date and there is no Conservation Area Appraisal. It is part of the Civil Parish of Wilmslow, within the Lacey Green ward. Since 2009 it is part of the new Cheshire East unitary planning authority.

A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.[1] Designation takes place primarily by local planning authorities under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Local planning authorities also have a duty from time to time to review the extent of designation and to designate further areas if appropriate.[2] If there is a conservation area appraisal, this will be reviewed; if not, one should be prepared. Section 71 of the Act imposes a duty on the local planning authority to formulate and publish proposals for the preservation and enhancement of conservation areas, also described as a management plan. Proposals should be publicised and incorporate public comment.

Conservation area designation recognises the unique quality of an area as a whole. An area's identity is formed not just by the contribution of individual buildings and monuments, but also the contribution of features, often specific to the locality, such as topography and views, layout of roads, pathways and property boundary treatments, street furniture, open spaces and hard and soft landscaping which assist in defining the character and appearance of an area. Conservation areas identify the familiar and cherished local scene that creates a sense of place, community, distinctiveness and environment.

1.2 Purpose and Value of Conservation Area Appraisals

The National Planning Policy Framework stresses the need for local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment and individual conservation areas. Local planning authorities are required to define and record the special characteristics of heritage assets within their area. Such appraisals fulfill the statutory duty placed on the local planning authority 'to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas'[3].

Change is inevitable and often beneficial – the challenge is to manage change in ways that preserve or enhance the character and appearance of historic areas. Conservation areas may be affected by direct physical change or by changes in their setting. For this reason, a clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered. The appraisal is the vehicle for understanding both the significance of an area and the effect of those impacts bearing negatively on its significance. It will form part of the local planning authority's Historic Environment Record and will be part of the evidence base for the local plan and a material consideration in planning decisions.[4]

The purpose of the Appraisal is, in accordance with the methodology recommended by Historic England,[5] to define and record the special architectural and historic interest of the Bollin Hill

[1] Section 69 (1) (a) Planning (Listed Buildings and Conservation Areas) Act 1990.

[2] Section 69 (2) Planning (Listed Buildings and Conservation Areas) Act 1990.

[3] Section 71 (1) Planning (Listed Buildings and Conservation Areas) Act 1990.

[4] Ibid.

[5] Historic England*: Conservation Area Designation, Appraisal and Management, Advice Note 1, 2nd ed.* (London: Historic England, 2019) p 5, para 10.

Conservation Area, including the landscape character, views and setting. The methodology also includes a review of the boundaries and identification of any issues which may be putting the special interest at risk. This Appraisal might then contribute to the preparation of a Management Plan which would set out suggested actions to preserve or enhance the special character of the area. Such a document would support the active management of the Conservation Area through the development control process, including support for appeals.

The undertaking of an appraisal will lead to a better understanding of the development of the Conservation Area, in terms of its local distinctiveness, setting and condition, which together contribute to the place it is today. This will enable the basis for positive management of the Conservation Area.

An adopted conservation area appraisal is a material consideration to prepare, evaluate and appeal decisions on planning applications and is also relevant to decisions made by the Secretary of State when considering urgent works to preserve an unlisted building in a conservation area. An appraisal can inform those considering investment in the area, help guide the form and content of new development[6] and result in an educational and informative document for the local community.[7]

The Town and Country Planning Act (General Permitted Development) Order 1995 (GPDO) sets out permitted development rights for certain minor forms of development - i.e. development that may be legitimately undertaken without the need for planning permission. An appraisal can assess whether permitted development rights are having an adverse impact on the special interest of a conservation area and whether or not the use of an Article 4 direction is appropriate.

This appraisal will provide a character assessment of the present Bollin Hill Conservation Area and adjacent areas. The document will seek: to identify those factors resulting in adverse harm to the special interest of the Conservation Area; to identify whether cumulative change is an issue and whether it might be addressed through Article 4 directions; and to assess if statutory action is required to safeguard significant buildings at risk. A review of existing boundaries has also been undertaken to determine if areas should be included or removed from the designation; this discussion is found in Section 5. Consequentially the document will provide background evidence for accessing the acceptability of development proposals.

1.3 Scope of the Appraisal

This document is not intended to be comprehensive in its scope and content. Omission of any specific building, structure, site, landscape, space, feature or aspect located in or adjoining to the Bollin Hill Conservation Area should not be taken to imply that it does not hold significance and positively contribute to the character and appearance of the designated heritage asset.

As an area evolves evidence may emerge which provides a greater understanding of a heritage asset(s) and the contribution made to the special interest of the Bollin Hill Conservation Area. Such information should be considered in conjunction with the appraisal during the course of decision making by the local planning authority.

The positive characteristics as defined by this document should be the starting point for further discussion with the local planning authority where alterations are being considered to or will affect a heritage asset(s). Each site will be judged on its own merits and there are bound to be variations in the quality of individual developments. It will not be acceptable merely to emulate the least successful or highest density of these or to use such sites as an excuse for making matters worse. Instead, regard should be paid to those elements which make the Bollin Hill Conservation Area significant.

[6] Ibid, para 12.

[7] Ibid, p 8 para 18.

Section 2 The Planning Policy Context

2.1 Planning Policy Context

There is a hierarchy in planning (from national legislation to more a detailed national policy framework (NPPF) to local plans, neighborhood plans and conservation area appraisals), which apply to and provide a framework for planning and decision-making in relating to conservation areas and buildings within them. In addition, Historic England and other bodies provide guidance on heritage matters.

Specifically, The Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework provide the legislative and national policy framework for conservation area appraisals and management plans. The NPPF sets out how the Government intends to deliver sustainable development through the planning process. Paragraph 190 states:[8]

> (Local) Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
>
> - the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
> - the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
> - the desirability of new development making a positive contribution to local character and distinctiveness; and
> - opportunities to draw on the contribution made by the historic environment to the character of a place.

NPPF (Annex 2) defines a heritage asset as: 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets (eg listed buildings) and non-designated heritage assets identified by the local planning authority (including local listing).' The guidance also states that a designated heritage asset is one that is classed as 'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park or Garden, Registered Battlefield or Conservation Area designated as such under the relevant legislation.'[9] A non-designated Heritage Asset is a building, monument, site, place, area or landscape identified as having a degree of significance that is not protected under legislative framework.

The local planning authority is Cheshire East Council. The Cheshire East Local Plan comprises two parts. Part 1, the Cheshire East Local Plan Strategy 2010-2030 (CELPS) was adopted in July 2017. In particular Policy SE7 on the Historic Environment outlines the strategy relating to historic assets, including conservation areas. Part 2, The Site Allocations Development Planning Document (SADPD) includes a suite of policies specifically for heritage assets within Cheshire East, these are HER1 through to HER 9.

Wilmslow Town Council, a civil parish within Cheshire East LPA, prepared a Neighbourhood Plan which was approved following consultation in October 2019. As part of the now ongoing Implementation Phase, it was recognised that not all of the conservation areas had comprehensive appraisals, including the Bollin Hill Conservation Area. Regarding Wilmslow's heritage assets, the Vision expressed in the Plan is 'to celebrate, protect and enhance Wilmslow's designated and non-designated heritage assets whilst encouraging more opportunities for residents and visitors to enjoy and understand the town's history.' As part of the Neighbourhood Plan, a Landscape Character Assessment has been completed which alongside other policy guidance provides a greater level of detail than the Cheshire East Landscape Character Assessment.

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[8] Ministry of Housing, Communities and Local Government, *National Planning Policy Framework* (Ministry of Housing, Communities and Local Government, 2021) para 190.

[9] Ministry of Housing, Communities and Local Government, *National Planning Policy Framework* (Ministry of Housing, Communities and Local Government, 2021) Annex 2.

Policy TH3 provides guidance for planning applications which are likely to affect a designated or non-designated heritage asset, requiring them to show in a Heritage Statement that they have considered the impact on the setting of the heritage asset.

2.2 Conservation Area Policy Guidance

This Appraisal was undertaken consulting guidance provided by Historic England in the subsequent documents;

- Understanding Place: Historic Area Assessments, 2017
- Streets for All Advice for Highway and Public Realm Works in Historic Places, 2018
- Streets for All North West, 2018
- Conservation Principles Policies and Guidance, 2008
- Neighbourhood Planning and the Historic Environment, 2018
- Conservation Area Designation, Appraisal and Management, Advice Note 1, 2nd ed. 2019

Further guidance has been issued by Historic England in the suite of documents Understanding Place with a view to setting out approaches to undertake assessments of historic areas allowing a greater understanding of the character of a place and its capacity for change. In particular "Understanding Place - Historic Area Assessments: Principles and Practice" stresses the importance in 'identifying and understanding particular qualities, and what these add to our lives, is central to our engagement with our history and culture.' As referenced in Understanding Place - Historic Area Assessments: Principles and Practice, Power of Place published by Historic England, 'stressed the positive impact of local and 'ordinary' heritage – what might be termed the buildings and spaces in between 'monuments' – on the quality of people's lives and its central role in constructing local identity.'

2.3 Generic Control Measures Brought About by Designation

In determining applications for development in conservation areas, local planning authorities must pay special attention 'to the desirability of preserving or enhancing the character or appearance of that area.'[10] This requirement, as set out in legislation, is also reflected in national and local policy.

In order to protect and enhance conservation areas any changes that take place must do so in a way that encourages positive conservation and management. Statutory control measures are designed to prevent development that may have a negative or cumulative effect on the character and appearance of an area and include the following;

- Planning permission is usually required to totally or substantially demolish buildings or structures within a conservation area.

- The extent of 'permitted' development is reduced, such as cladding, extensions to the side of the original dwelling or the installation of satellite dishes. Further control measures such as Article 4 directions may be placed upon an area (the introduction of such controls is the subject of consultation with owners to establish support). These may be served to protect elements such as windows, doors, chimneys boundary walls and gate posts and restrict certain types of extensions.

- Any works to prune or fell any protected trees requires the written consent of the Local Planning Authority. In the case of all other trees or shrubs over 75mm in trunk diameter, six weeks written notice is required to allow consideration for protection. Should a tree be felled, a replacement is usually required.

[10] Section 72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990.

- Restrictions apply regarding the type and size of advertisements that can be erected without advertisement consent.

Section 3 **Summary of Special Interest**

The special interest of the Conservation Area derives from the following elements:

- **The layout of the estate and the architectural form of the buildings exemplifies the ideas of the Garden Suburb/City Movement.** While the primary focus of interwar housing reform may have been on the provision of improved social housing and Homes for Heroes, such as at Wythenshawe and the Highfield Estate, the ideas behind housing reform were also applied to private housing development. Bollin Hill is a rare example of a well-preserved, designed estate aimed at the professional classes. The spacious streets with grass verges and trees contribute to the sense of well-being and community, the footpath to Cliff Road facilitates pedestrian connectivity, the low density of the housing and the large gardens reflect the recognition of benefits of private outdoor space, while the individuality and quality of the dwellings support the development of a balanced community. Although the location is suburban, the aspiration was rural, reflected in the hedges and the setting back of the houses from the boundary line.
- **The estate is closely associated with James Halliday, a Manchester-based architect and proponent of both housing reform and the aesthetics of domestic architecture.** Senior partner of Halliday, Patterson and Agate, Halliday lectured on town planning at the Manchester School of Architecture, lectured and broadcast on domestic architecture and was also closely associated with the development of the Garden City of Wythenshawe. His firm designed and laid out Bollin Hill, designed many of the houses and Halliday lived within the Estate at 11 Styal Road from before 1923 to his death in 1932.
- **The architectural quality, individuality and decorative detail of the Arts and Crafts houses and gardens from the interwar period**. The interwar buildings, which were mostly designed by Halliday, Patterson and Agate draw on a common palette of materials, architectural and decorative features, combining them in different ways resulting in variety that is harmonious. The design of the gardens was integrated with the design of the house, an extension of the living space often with the concept of a series of outdoor rooms. Roofs are of stone slate, slate or red tile; walls are brick or rendered and the brick is not of a uniform colour; decoration to gables includes hanging tiles, half-timbering, and clapboard. Windows are small paned or leaded, some of timber and some with metal frames. The roofline is articulated and usually asymmetrical, houses generally feature cross gables, cross wings and dormers. Decoration is subtle and individual – door furniture and small decorative glazed window, brickwork detail and unusual ridge tiles. Thus, the houses and gardens are first and foremost characterised by their individuality but due to these common materials and features, together create a sense of unity.
- **The Conservation Area has a close historical association with The Carrs and in particular with the former Carr Mill**. Dating from the 1780s, the mill's location related to the flow of the river and formed part of Wilmslow's early textile industry. Its evolution from cotton to silk to fustian during the 19th century, along with ownership changes including bankruptcy, illustrates the economic challenges facing small entrepreneurs which also impacted on the employees. These included flooding of the river. The former access along Silk Road is still marked by the line of beech trees and the gardens to the south of the Conservation Area open on to this pathway. The land of the former mill lies within the boundaries of Rockwell.
- **The views and landscape qualities.** The Conservation Area occupies the land at the top of what was formerly known as 'the cliff'. Due to extensive trees grown on the steep side of the valley the buildings are largely concealed; views into the Conservation Area from the south are not suburban, despite the extent of housing development to the north, of which the Conservation Area forms but a part. From the Conservation Area, houses on its south side enjoy uninterrupted views across the valley; for this reason, many are oriented to the south, with their gardens designed to accommodate the steep gradient in a series of terraces.
- **Wide green verges, boundary hedges and overhanging trees are a feature of the Conservation Area and make an important contribution to its garden character, but their historic quality is altered.** The hedges and verges frame significant views along the roads which are characterised by their regularity and rural character. More recently the much greater height of the hedges has both diminished views of the houses and diminished the intended shared community character as have tall solid gates and walls or fences instead of hedges. These features are more suburban than rural in character and, along with brick enclosed raised beds in

the roads, dilute the original character. Additionally, at the west end the road remains unadopted while the adopted east end has a slightly different character.

- **As a desirable area of Cheshire there is pressure to extend or sometimes rebuild houses to meet contemporary aspirations**. Such changes do not always respect the character of the Conservation Area or the relevant house or setting and the cumulative impact is weakening the cohesive character of the designed garden suburb.

Section 4 **Assessment of Special Interest**

4.1 Location, General Character and Landscape

Location
Bollin Hill Conservation Area lies to the north of Wilmslow town centre, across and uphill from the River Bollin and to the west of Manchester Road. Specifically, it includes the area and properties on the south side of Styal Road between Cliff Road and Grange Park as well as those to the south of Styal Road on Bollin Hill. It comprises a single road, Bollin Hill Road, which is accessed from two junctions on the south side of Styal Road. The town of Wilmslow lies 64 km northeast of Chester but only 2km south of the boundary with Greater Manchester; the airport and conurbation stretches to the northwest of Wilmslow.

The Conservation Area lies within the Civil Parish of Wilmslow, created in 1894 and Wilmslow Urban District Council came into being in 1895. In 1974 it became part of Macclesfield Borough. Since 2009 it lies within the unitary authority of Cheshire East.

General Character and Uses
The Conservation Area is entirely residential in use. While Styal Road is a busy route connecting north Wilmslow to the airport and associated road network, Bollin Hill Road forms a quiet suburban enclave of large properties and plots on a tree-lined road. While the upper section of the Conservation Area is flat, the plots on the southern side include the steep wooded slope of the Bollin River Valley within their gardens; several have gates at the base giving access to the recreational area of The Carrs. There is also a flight of steps from Bollin Hill Road, leading down to this area, with the car park and the parish hall, and giving pedestrian access to the town centre.

The area to the north of Styal Road comprises suburban housing, mainly dating from 1st half of the 20th century. To the immediate west of the Conservation Area is a late 20th century estate of greater density. The area comprising the Conservation Area and the housing to the west, north and east is characterised in the Cheshire Historic Environment Record as ’20th century housing’, while the area to the south, the Bollin River Valley is characterised as ‘20th century recreational’.

The Conservation Area is relatively small in size, largely rectangular in form, and elongated in the southwest corner where a small section extends right down to the bank of the river. Its shape reflects the land ownership patterns documented in 19th century, and associated agreements for its commercial development in the early 20th century. While the earliest development was along Styal Road in the 19th century, with its own building lines and grain, the road layout and the plots of the majority of the Conservation Area date from the interwar period. They have the character of a planned estate, differing from the earlier Styal Road properties in terms of grain, building lines and orientation. The houses of the interwar period exhibit different combinations of elements from a common palette of architectural features and materials enhancing the feeling of a planned development, yet they are also characterised by their individuality. The houses on the north side of Styal Road, just outside the boundaries are similar in form and style, but in slightly smaller plots.

A significant proportion were not developed until later. These too are generally characterised by their individuality. More recently there has been some sub-division of the very large plots, particularly in the southwest corner, extending the road access to reach the new properties. Elsewhere the road condition also reflects a difference where it has been adopted and remains unadopted. The houses have also undergone alterations, with some rebuilding of later properties and, on Styal Road, infill development and building within gardens. Thus, the original character is being eroded, particularly along Styal Road. Not only is there substantial change to the houses within the Conservation Area but also to those on the north side which are in the setting of the Conservation Area.

To the south the Conservation Area occupies the north slope of the steep cliff, with the plots of the properties extending down the hill almost to the valley floor. Despite this, due to mature tree planting in the gardens, the wooded fringe characteristic of the valley was retained. More recently some garden clearance is being undertaken, altering the setting and changing views into the area.

Wider Setting of Bollin Hill Conservation Area

Geology, Topography and Landscape Setting

'Wilmslow's underlying solid geology comprises predominantly upper mottled sandstone, with a drift geology of glacial sand and gravel in the west of the settlement and boulder clay in the east. The soils of the surrounding area are generally argillic stagnogleys, which are graded class 3 and are suited to grassland. Along the courses of the Rivers Bollin and Dean are alluvial gleys and to the west of Wilmslow, Lindow Moss comprises earthy oligofibrous peat, surrounded by a band of sandy gleys.'[11]

To the east of Wilmslow the land rises towards the foothills of the Pennines, while to the south and west the flatter land forms part of the Cheshire plain. In terms of the landscape characterisation, the Conservation Area combines both the urban flatter area above and part of the steep sides of the Bollin River Valley, including a small section of the valley floor in the area known as The Carrs. This area is defined as A4/Wilmslow Bollin in the recent Wilmslow Landscape Character Assessment:

'The landscape is characterised by mature wooded banks and grassland habitats, often used for recreation, along the flat, valley floodplain. There is strong human influence around the river with parks, pathways and development. This is a cherished local landscape which plays a significant role in the character and setting of the town, including the 16th century parish church, and provides routes and recreational opportunities for residents and visitors. Valley sides are often high and steep, in places closing in to create a narrow valley landscape. These steep slopes support mature woodlands which create a strong sense of enclosure and obscure, or more often block, views to surrounding properties whilst also creating an abrupt transition to the urban edge that lies beyond the character area.'[12]

[11] Cheshire County Council, Wilmslow Archaeological Assessment, 2003, 3.

[12] Wilmslow's Countryside: A Landscape Character Assessment (Wilmslow Neighbourhood Plan, Wilmslow, 2020) 32.

The area is characterised by a variety of mature trees and tall boundary hedges, with the variety reflecting the different phases of the area's development. The oldest trees are within the Victorian properties. The interwar properties originally had newly planted large gardens with low hedges to the road but in the intervening period of almost 100 years, the trees are now mature and the hedges have grown to a height where they provide a high degree of privacy to the properties which was perhaps not originally intended. Looking uphill into the Conservation Area from the south, the main fringe of the Conservation Area is of unmanaged woodland, with almost invisible green wire fencing but one section of recent timber boundary fencing. The woodland fringe almost entirely conceals the houses on the higher ground above

4.2 History and Archaeology

4.2.1 Chronological Development

Prehistoric and Roman Periods

There is considerable evidence of prehistoric human activity from a number of prehistoric periods in the area of the settlement and in the wider area around Wilmslow. Within the urban area; a small number of Neolithic tools and two Bronze Age funerary urns have been found at different locations. At Lindow Common to the west of the settlement a causeway of logs across the bog and two male human bodies were found preserved in the peat bog. These were originally believed to be prehistoric but more recent analysis has identified them to 1st and 2nd century AD. To the northwest, during excavations in the context of the building of the second runway of Manchester airport, evidence of an unenclosed Neolithic and Early Bronze Age settlement, a rare find in the North West was discovered. Occupation of this site continued through the Iron Age and Romano-British periods into the medieval period. To the south of Wilmslow, at Alderley Edge, there is well-documented evidence of mining of copper from the Mesolothic and Iron Ages and Roman period. [13]

Anglo Saxon Period

The placename points to human activity during the Anglo-Saxon period. It is suggested that the place name Wilmslow originates from the Old English with the meaning Wighelm's Mound. A further suggestion is that the suffix '-hlaw' may be associated with or refer to aristocratic pagan Anglo-Saxon burials i.e. Wighelmes-hlaw. The earliest documentary reference to the settlement dates from the 13th century, when it appears in a variety of forms. The curvilinear form of the churchyard, which is a characteristic of early medieval Christian places of worship, together with the suffix '-hlaw', supports the theory that there may have been an early medieval settlement. Counter to this is the fact that Wilmslow is not mentioned in the Domesday Survey. However, the land may have been held by another estate and included in their records, such as the large ecclesiastical establishment at Prestbury.[14]

Medieval

The land in the area fell into four holdings: Wilmslow, Bollin Fee, Fulshaw and Pownall Fee, which all lay within the medieval Hundred of Macclesfield. Following the conquest this was held by Earl Hugh, along with extensive areas within Cheshire. In about 1200 Robert de Fulshaw (whose name was taken from the place) passed the Lordship of Fulshaw to Sir Richard Fyton or Fitton. The document does not mention Wilmslow by name nor any market charters for the town. His son in turn granted the manor to the Knights of the Order of St. John of Jerusalem in 1230. Thereafter, the remainder of the estate was known as Le Bolyn. By 1421 it had passed to the Venables family and in that year was divided between two co-heiresses: Alice married Sir Edmund de Trafford and the patronage of the church in Wilmslow together with land in Chorley, Hough and Morley passed to the Trafford family. Her sister Douce married into the Booth family (of Dunham Massey) and transferred Styal and Dean

[13] Cheshire County Council, Wilmslow Archaeological Assessment, 2003, 3.

[14] Ibid, 4.

Row to this family. The 13th century manor house, occupied first by the Fittons and later by the Booths, stood to the east of the church on the south bank of the River Bollin. There was a reference to it having a park in 1330; this is shown in Saxton's map of 1577, including land on both sides of the river.[15]

The church of St. Bartholomew is first documented in 1246. Although the date of its foundation is not known, the church is believed to have been built by Sir Richard Fitton. It was built on a mound near a river and would have been much smaller; the crypt chapel beneath the chancel may indicate the size of the earliest stone building. It was remodelled, starting with the tower in 1490 (the lower part of the tower may still date from this period), and completed in 1522 with a new chancel, rood screen and two side chapels, while Henry Trafford was rector. The churchwarden's accounts commence at the unusually early date of 1585 and illustrate the wider role of the church. At least for a time around 1587 it was used as a school, while the porch was looked upon as an asylum for the destitute seeking relief, such as the donation of 12d to a poor man of Knutsford whose smithy had burnt down.[16]

The importance of the river to the local economy is seen from documentation of a corn mill in Wilmslow from 1246; the location is not known although it is likely that it was east of the church, not far from the manor house. In 1335 John Fitton granted permission to his son Richard to build another mill in the village of Morley, possibly near Twinney Bridge. Although there was no market in the immediate area, a market charter had been granted to Alderley in 1253, to Altrincham in 1290 and to Knutsford in 1292.

Wilmslow is not mentioned in the Cheshire Mize of 1405. Instead, Bolyn was assessed at 30s 5d and Pounale (Pownall Fee) at 44s 0d. These sums are the tenth and third largest assessments respectively in Macclesfield Hundred.[17] The land of the later Bollin Conservation Area lay within Bollin Fee.

Saxton's Map of Cheshire 1577, Showing Wilmslow and the Building of Bollin Hall and Park

[15] Ibid, 5.

[16] Westall, Roy. Wilmslow and Alderley Edge (Chichester, Phillimore & Co. 1994), 2.

[17] Wilmslow Archaeological Survey, Cheshire Towns Survey. Cheshire County Council and Historic England, 2003, 5.

Post-Medieval

Cheshire was characterised by the long-continued succession of its historic families; many could trace their lineage back to the 11th century and in the mid-17th century all but 16 of the leading 106 families were well-established before the Reformation (a time of great transfer of estates). Intermarriage secured this stability. An account from the sixteenth (probably Leland) describes Cheshire as a county laid out in farms and a prosperous people engaged in cheese-making. Defoe's later account also points to intensive farming; he referred to estates and farms being laid out, prosperity from trade and industry being invested into mansions and parks, roads, farmhouses and buildings. The land was kept fertile through marling.[18] By the mid-18th century there were virtually no remaining open common fields and little common waste in Cheshire although the characteristic strip form is visible still in field boundaries; over time owners had sought to consolidate their holdings through exchange of sale. In Wilmslow, Lindow Common was enclosed in 1777. However, this picture of apparent prosperity is both misleading and certainly not uniform. As the land rises towards the east of the county, cattle become less important and sheep grazing more so. However, this also resulted in consolidation of landholdings through exchanges as well as enclosure and loss of common land. Agriculture became more marginal and the need for additional sources of income through home working or cottage industry was widespread. The earliest recorded example in Wilmslow is of glove-making in the early 17th century.[19]

While the Civil War had no direct impact on Wilmslow, the Cheshire gentry were divided in their allegiances and it is likely that discontent and division was widespread. Between 1640-42 Sir William Brereton of Handforth, an active Justice of the Peace emerged as a radical leader and was appointed parliamentary commander-in-chief of Cheshire. While some two-thirds of the local aristocracy and gentry supported the Royalist cause, the parliamentarians had the support of most of the justices of the peace and middle-ranking gentry. Although Chester was a strategic royalist stronghold, the main market towns including Knutsford were garrisoned by parliamentary forces. The main sieges and armed conflict were around Nantwich and Chester but there were skirmished around other towns including Stockport and a 'legendary siege of the rectory of Wilmslow'.[20] Local administration and markets would have broken down, crops were destroyed and the tax burden increased.[21] In Wilmslow the ornate baptismal font was sold as the church came under the Puritan doctrine, and was replaced by a simple pewter basin. Prior to the Restoration, there was a widespread outbreak of plague and the parish records for 19th May 1658 'a day set apart for to humble ourselves in prayer, fasting and preachings for the sore affliction which is upon the nation'; 9 shillings was collected and distributed to the poor.[22]

The 1664 Hearth Tax returns provide an indicative estimated population level: Pownall Fee 610, Bollin Fee 445 and Fulshaw 155, making an estimated total of around 1210. The first non-Conformist places of worship also appeared in this period. Dean Row Chapel is the oldest Nonconformist place of worship in the area, founded in 1688 and located north of the village on the meeting points of several roads. The first Friends' Meeting House dated from 1693 on the north side of Altrincham Road; prior to this, meetings had taken place in individual homes. The building was later converted to cottages.[23]

In 1787 there is a record that the making of 'mohair and silk stitched and capped buttons' was one of the principal industries of Wilmslow parish; these were stitched by women and children, outworking from the silk manufacturers of Macclesfield.[24] However, since this industry was already established in Macclesfield by the early 17th century, this must have occurred in Wilmslow from a much earlier date. Spinning and weaving were also widespread. Although spinning became largely mechanised by 1800, home weaving continued much longer. Course woollen cloth was a major product of

[18] Mercer, W.B. *A Survey of the Agriculture of Cheshire* (London: Royal Agricultural Society, 1963)

[19] *The Wilmslow of Yesterday* (Wilmslow Historical Society, 1970) 4.

[20] Ibid, 1.

[21] Crosby, A. *A History of Cheshire* (Chichester: Phillimore & Co. 1996) 60-61.

[22] Westall, R. *Wilmslow and Alderley Edge* (Chichester: Phillimore & Co.1994) 2.

[23] *The Wilmslow of Yesterday* (Wilmslow Historical Society, 1970) 19-20.

[24] *The Wilmslow of Yesterday* (Wilmslow Historical Society, 1970) 4

northeast Cheshire, woven in homes on handlooms and sold through textile merchants; cotton and silk were also produced in this way, with Dean Row being noted for its silk weaving. There is still a row of cottages with a weaving room attached (now used as a sitting room).

The first water-powered textile mill on the River Bollin in Wilmslow was built in the 1780s by Ralph Bower; it was located at the foot of what was called The Cliff, on the north bank of the river, west of the church and within the boundary of today's Bollin Hill Conservation Area. Initially a cotton spinning mill, it was part of the new industry which expanded rapidly in East Cheshire during the late 18th and early 19th century and thereafter it was operated as a silk mill by Charles Barber between the 1820s and 1870s, before being converted to fustian cutting.

Wilmslow was positioned on the main road from Manchester to Congleton along what is now Cliff Road, then ran south into the centre of the settlement. While references in 1770 referred to the highways being 'almost impassable', from 1775 a new road running north-south through Wilmslow was developed, the route of what was later the A34.[25] A roadside cross (now only the base, located in the garden of 11 Styal Road, which is within the Bollin Hill Conservation Area) had marked this route at Lacey Green at the top of 'the cliff', probably since the late 16th century. In the second half of the 18th century it had been suggested that the road be widened, in order to enable mail coaches to enter the village. To address concerns that this route would disrupt the churchyard, a new parallel route included Wilmslow Bridge over the River Bollin. The new road was completed in 1775 and led to a growth in coaching inns in Wilmslow, with The Swan being the most important.[26]

While in previous years the church and its churchwardens had been the focus for supporting the poor and destitute, in 1773 a workhouse was built on Altrincham Road, on donated land (now occupied by Gorsey Bank Primary School). This was almost opposite Lindow Common which, as seen in the name, was formerly common land and the location of race meetings held on the last week of August. It was enclosed in 1777.

Wilmslow Cross Base	***Junction of Manchester Road and Cliff Road ca. 1910 (Cheshire Image Bank)***

19th Century

During the 19th century Wilmslow was transformed from a small village to a modest but affluent town within easy reach of Manchester thanks to the direct rail connection, which also gave it a direct rail connection to the capital.

[25] Wilmslow Archaeological Survey, Cheshire Towns Survey. Cheshire County Council and Historic England, 2003, 9.

[26] Westall, R. *Wilmslow and Alderley Edge* (Chichester: Phillimore & Co.1994) 10

Administratively, by the mid-19th century, Wilmslow was still divided between different townships. Pownall Fee had descended to the Earls of Stamford and Warrington (as heirs of the Booths), and Bollin Fee had passed through the de Trafford family to the lord of the manor and chief landowner of Wilmslow, Sir Thomas Joseph de Trafford. In 1834 these townships became civil parishes. In 1878 authority was held by a Local Board and not until 1894 did Wilmslow assume close to its current size, when Fulshaw and Pownall Fee parishes were abolished with the former and half of the latter becoming part of Wilmslow, while the other half formed Styal civil parish. In 1895 Wilmslow Urban District Council came into being.

At the beginning of the 19th century census returns for Wilmslow Parish (comprising Bollin Fee, Pownall Fee and the townships of Chorley and Fulshaw) show a population of 3233 in 1801, suggesting it had more than doubled in little over 100 years. The population rose to 4952 in 1851 and 6344 in 1891 (although the validity of comparisons is limited due to administrative changes in boundaries). Mid-century the census revealed the range of trades practiced in Wilmslow, pointing to a wide range of services being available, several places of education but still 71 farmers, pointing to the ongoing importance of agriculture to the local economy.

However, it was a time of transition. In the 1830s agricultural wages were normally 10-12s per week. In contrast calico weavers could earn 18-19s per week, working at home. In 1827 the Rector of Wilmslow, J.M. Turner estimated that some 80% of Wilmslow's population were directly or indirectly employed in handloom weaving. About 1800 there were some 8-9 silk, cotton and paper mills near the village and church, including the mill on The Carrs, but by 1882 this had fallen to 2-3. Although the Gregs Mill at Styal grew rapidly at this time, employing some 300 workers, it focussed on spinning; the first power looms were installed in the 1830s but not until 1896 did it completely transition to weaving.

The economic difficulties did not solely relate to the working class. In 1832 the Manchester Guardian carried an advertisement for the sale of a half share in the mill on The Carrs by 'John Bower the younger, late of Wilmslow, cotton spinner, a bankrupt'. The text explains that he was in partnership with Charles Barber and that the cotton factory was now being used for silk, was water powered with a plentiful supply of water and the business had 'extraordinary privileges and powers for diverting the water'. Bower's difficulties can be seen against the economic slump and fall in demand which followed the conclusion of the Napoleonic Wars in 1815 at the same time as the re-opening of markets to foreign competition, whose combined effect was a drop in prices. Many weaker and unprepared firms were forced into bankruptcy at this time. However, in 1824 the government lifted the duty on the importation of silk leading to an upturn for this industry.[27] The mill was powered by an undershot waterwheel whose water-power was boosted by the weir that was the only crossing between Pownall Bridge and Chancel Lane Bridge up to 1931. The implication is that the flow of the river was much more vigorous than today. In fact, the same newspaper reported that the mill had been the scene of exciting rescues in 1872.[28] Charles Barber kept the mill functioning and in 1851 the census identified he employed 12 men, 18 women and 50 children. By 1871 he had passed it on to his nephew.[29] However it was a time of increasing specialisation and concentration as well as foreign competition in the silk industry, which were particularly hard for small independent mills to survive.[30]

Adjacent to the mill was a dwelling, known as Silk Mill Cottage, which in 1851 housed the nightwatchman in 1841, the steward or manager in 1851 and subsequently a variety of others until it was bombed during the 2nd World War.

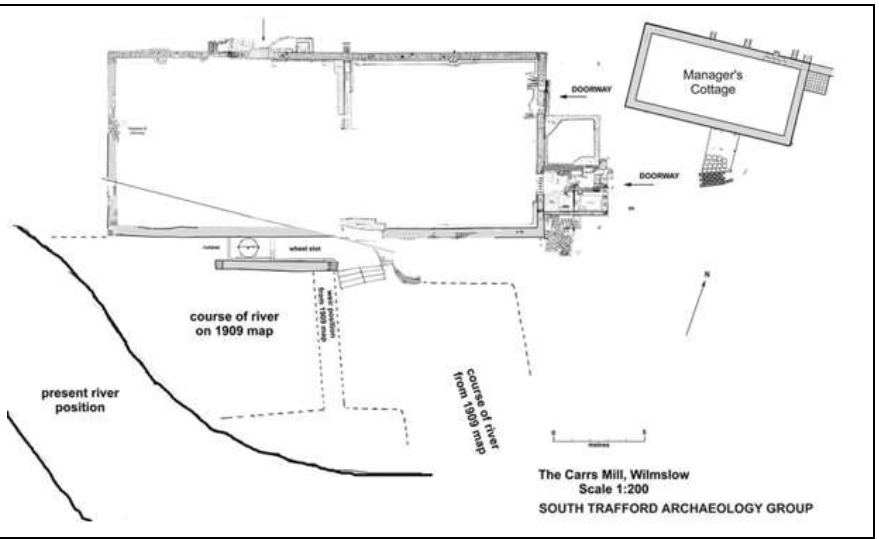
[27] Calladine, A, & Fricker, J. East Cheshire Textile Mills (London: RCHME, 1993) 13.

[28] Manchester Guardian, 5/5/1832 and 3/8/1910.

[29] The Carrs website. http://www.friendsofthecarrs.org.uk/carrsMill.html.

[30] Calladine, A, & Fricker, J. East Cheshire Textile Mills (London: RCHME, 1993) 15.

Carr Mill ca 1910 (Cheshire Image Bank)



Plan of Silk Mill, Weir and Silk Cottage from South Trafford Archaeology Group, included on Friends of The Carrs Website

The 1841 Tithe Map shows the housing along Hawthorn Lane but no further west, along Green Lane and around Bank Square, on Manchester Road and Church Street and around the church. The town is surrounded by fields and in the town centre there are also many small plots described as gardens, suggesting market gardening.

North of the River Bollin in Pownall Fee, the land of the Bollin Hill Conservation Area is shown as a combination of fields above the cliff and garden plots at the bottom of the cliff. The owner was Lord Stamford, often in association with another. Further west the tithe map shows the building of Mr. Barber's silk mill (plot 695) and a garden to its west (plot 694). Access to the mill is partly along a road and thereafter a track which is no longer visible today. On the higher ground to the west of the area was Wilmslow Grange, probably formerly a religious endowment (historically a Grange was a farm operated by members of a religious order, supporting a larger monastery). By the 19th century the associated house defined as a homestead had been subsumed into the Stamford landholdings who held it with John Walker Knight but it was occupied by Philip Williams. The map also shows Styal Road to the north of the area, with a single homestead (with three buildings) on plot 663. Cliff Road is shown as the main road from the north.

The coaching trade, including the mail coaches, which had brought employment and many Inns to Wilmslow was hard hit when the Manchester to Birmingham Railway was completed in 1842, running through Cheshire via Cheadle Hume, Wilmslow and Crewe. Wilmslow Station opened in May 1842. For householder of a property with a rateable value in excess of £50 living within 1 mile of the station, free season tickets were offered to encourage relocation from Manchester. The coming of the railway and the construction of the viaduct resulted in the demolition of Bollin Hall; the antiquated mansion had become little more than a farmhouse but its park included land on both sides of the river and was owned by the Stamford family. At the time Pownall Hall was owned and occupied by James Pownall and had been remodelled in the 1830s; the Pownall Hall Estate owned much of the land of The Carrs, west of St. Bartholomew's. The estate changed hands several times until it was acquired by the brewer Henry Boddington in 1886, who remodelled it in the Arts and Crafts style.

Although there had been a school building in the mid-18th century, according to a deed from 1741, possibly on the north side of what is now Station Road, in 1829 a new school was started on Parsonage Green, known as The Old National School. Around the same time land was bought from Lord Stamford for another school in Styal. Other schools opened as the century progressed but not until 1868 was the foundation stone laid for Chancel Lane School, a larger National School to accommodate 120 boys, 100 girls and 130 infants, funded by subscription, government grant and

donated land, close to the church and just north of the river. This was located at the foot of Cliff Road on the north side of the river.[31]

St. Bartholomew's had been restored in 1863 and, around the same time, a number of non-Conformist chapels were built in Wilmslow. Meanwhile the workhouse was closed and its functions transferred to the Union Workhouse in Knutsford; the building was converted to cottages. The 1st edition OS map surveyed in 1871-2 shows the development of Wilmslow from the central crossroads along Church Street and New Road to the north, Hawthorn Lane to the east and Swan Street to the west, as well as Old Street and Grove Street to the southwest.

Regarding the Bollin Hill Conservation Area, the 1st edition OS map shows Carr Milk (silk) next to the river, with a double line of trees planted along the track to the east. To the north Wilmslow Grange is shown as a substantial house set in gardens with a tree-lined drive leading to its access on Styal Road. East of this, in place of the single homestead shown in 1841, there are four substantial dwellings; three are named as Oakfield, The Oaks and High Meadow. Just west of Cliff Road the location of Wilmslow Cross (remains of) is marked. To the north and west there is development around Lacey Green. There are no changes in the area by the OS 2nd edition of 1896.

20th Century

The 20th century has been a period of expansion, particularly during the interwar and post war period, linked closely to the development and growth of Manchester. Northeast Cheshire and Wilmslow with it suffered from the collapse of the textile industry, as did the Macclesfield-based silk industry which had not kept pace with late 19th century technological developments. Disruption to the trade during the 1st World War resulted in loss of markets and silk, more than cotton, was negatively impacted by the development of artificial fabrics.[32] These factors may explain why the Carr silk mill had been converted first to fustian (corduroy and velvet) and, in 1903 to the Wilmslow Laundry Co. Ltd. It boasted specialist machines for table damasks, shirt finishing, collars, goffering to name a few and had motorized transport for deliveries. However, a flood in 1910 and a fire five years later must have contributed to its problems. In the early 1920s the building's then owner, Henry Boddington refurbished it, replacing the roof and windows, apparently for new tenants who never moved in. Instead it was reportedly used for storage of gelatin. In 1923 there was a disastrous fire which destroyed the building.

The role of local government and the need for associated administrative accommodation was expanding and in 1915 Wilmslow Urban District Council commissioned a competition for the design and construction of new offices at Green Park. The winning design was by the Manchester architects Halliday, Patterson and Agate (these burnt down in the 1970s).

Wilmslow UDC Offices at Green Park

[31] *The Wilmslow of Yesterday* (Wilmslow Historical Society, 1970) 17.

[32] Crosby, A. *A History of Cheshire* (Chichester: Phillimore & Co. 1996) 124.

While housing development in the 19th century was usually undertaken either by individuals or by private developers on a speculative basis, recognition of the need for regulation was growing in the late 19th century, in response to the public health issues of unsanitary and over-crowded housing in industrial cities. Initially this led to the introduction building regulations and minimum standards to be observed as well as better sewers and provision of clean water. In parallel more visionary thinking led to a broader agenda for housing reform, recognising ideas of social reform, the desirability of both community building and of access to nature. In 1909 Raymond Unwin had published 'Town Planning in Practice', and in 1912, 'Nothing gained by Overcrowding', in both of which he outlined the principles of The Garden City and also put across his concern to avoid 'monotony and uniformity in the development by rethinking standard street layouts'. He was also involved in the design of the first English Garden City at Letchworth and was engaged by Henrietta Barnet as master planner for the Hampstead Garden Suburb. In 1912 the local Government Board had recommended that, 'Cottages for the working classes should be built with wider frontages and grouped around open spaces which would become recreation grounds, they should have three bedrooms, a large living room, a scullery fitted with a bath and a separate WC to each house with access under cover'.

The 1st World War brought recognition of the poor health and physical condition of many urban recruits and in 1918 the parliamentary committee, chaired by Tudor Walters, published a report which set the standards for council housing for the next 90 years; Unwin was also involved with this work. This formed the basis for the 1919 Housing Act, encouraging the construction of Homes for Heroes. In Manchester this was followed by a Manchester Corporation report concluding that the city needed 17,000 dwellings to replace slums but that there was no suitable building land in the city. The proposed solution was to acquire land south of the Mersey at Wythenshawe in Cheshire. Objections were raised but building started in 1930 and by 1939 8,000 homes had been built as a Garden City, increasing the local population from 6,000 to 40,000.

In parallel to the movement for social reform, the principles of the Garden City Movement also overlapped with the interests of the Arts and Crafts Movement in both Domestic Revival Architecture and the demand for fine but understated craftsmanship using vernacular materials and led to a new direction in suburban residential development.

Development of Bollin Hill and Halliday, Paterson and Agate

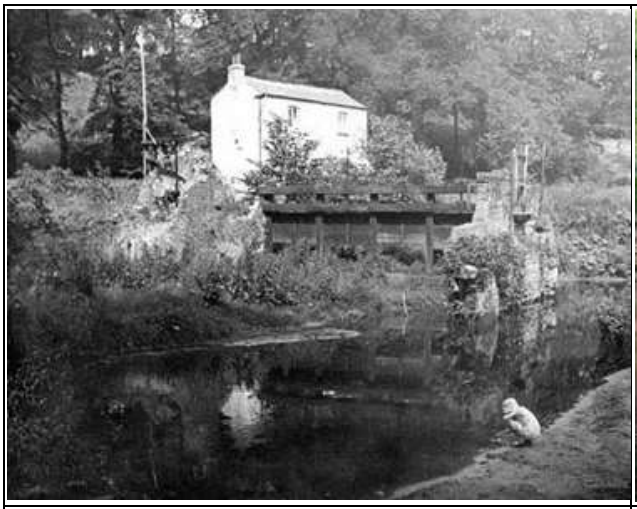
In Manchester James Theodore Halliday was closely associated with all these ideas. Born in 1882, he had opened his architectural practice in 1912. He also lectured in Town Planning within the Manchester School of Architecture and was an ardent supporter of housing reform. At the same time, he was passionate about the aesthetic properties of building materials and broadcast on a series of talks on domestic design in housing and in the architecture of the north. He also served a double term as President of the Manchester Society of Architects. He was actively involved with the development of the Wythenshawe Estate, as well as honorary architect to Manchester Housing Ltd which developed extensive areas of Newton Heath.[33] Halliday, Paterson and Agate formed a partnership in 1916-1926, thereafter Halliday and Agate from 1926-1932 when Halliday died. The practice was responsible for a significant amount of domestic architecture, including records of some 130 houses in Wilmslow, several early housing estates, as well as offices and industrial buildings both in the northwest and further afield. Halliday was also associated with Gilbert Scott in the design of Battersea Power Station.

His connection to Wilmslow had already been established when in 1915 he won the competition to design the Wilmslow UDC offices. In Wilmslow too there was a demand for social housing and in 1921 the Council built the Highfield Estate to the designs of Halliday, Paterson and Agate as a designed estate following the principles of the Garden City Movement and standards set down in the 1919 Act. However, the practice also designed houses large and small in the wider area around Manchester and particularly in Cheshire. Most of these were individual commissions but in 1921 the practice became involved with the development of a small estate on land south of Styal Road. The

[33] Obituary of James Theodore Halliday, Manchester Guardian, Nov 16. 1932.

1907 OS map showed that a few houses had been built on the east side of Cliff Road but the west side was largely still fields, apart from the few properties on Styal Road.

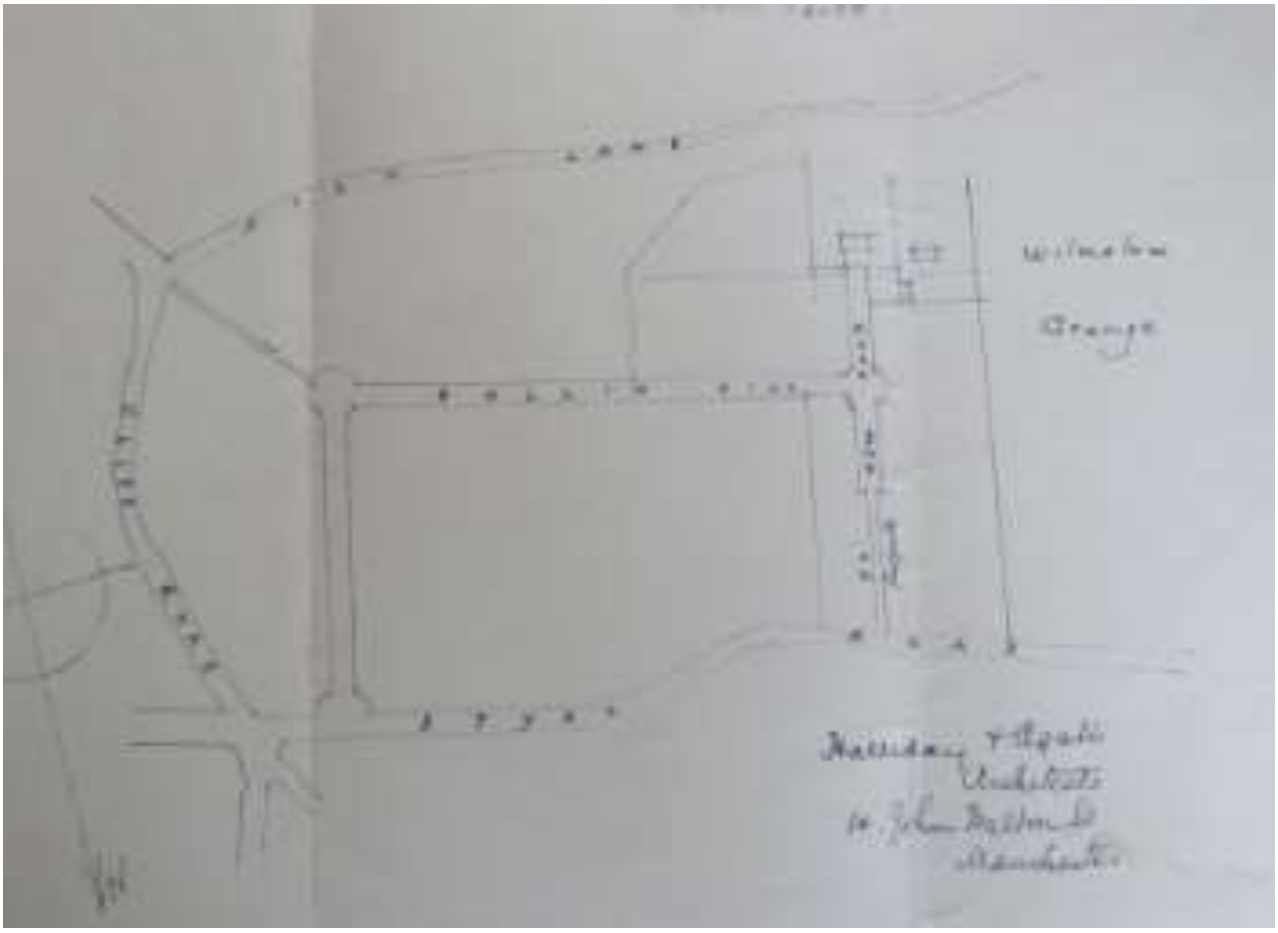
The former estate of Wilmslow Grange, with the associated landholdings to the east of the house, was formerly held by the Earl of Stamford and the Hulmes. To the north of the plot on Styal Road, shown on the 1841 Tithe Map, had been a homestead (plot 663) and a croft (plot 662) which were both occupied by Joseph Hulme. By 1874 these had been developed into four villas (including Oakfield, The Oaks (later Lacey Oaks), High Meadow and Grange Farm) but the rest of the land remained fields, with gardens to the south. What is today no.23 Bollin Hill, now accessible down a drive on the south side, was formerly accessed from The Carrs along an avenue of beech trees known as Silk Lane, and was built in 1920 as a house for the manager of the mill in a far simpler style than the surrounding houses.



Silk Mill Cottage ca. 1930 (Cheshire Image Bank)

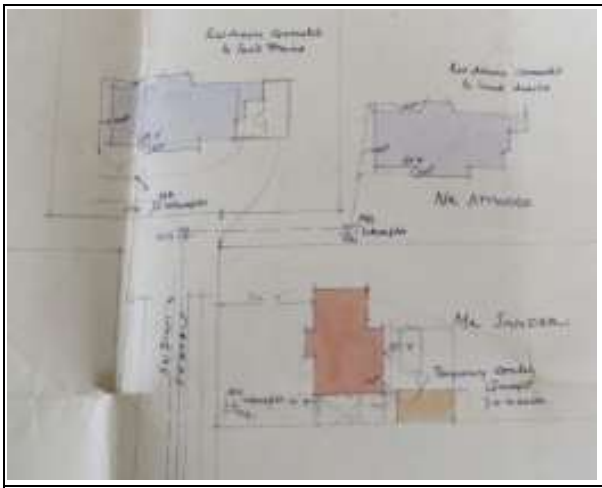
Mature Beech Trees on the Remains of Silk Lane

It is this land which between 1921 and 1930 was laid out as a small estate. From plans it appears that the first the first houses to be designed were Dacre (39) for a Mr Sander, Timbercombe (37) for Mr Atwood and Rockland (35). The draft layout shows that originally instead of the subsequent western road access to Styal Road, only a footpath was planned. Although not dated, as no other buildings are shown, it is likely that they date from ca. 1921.



Early Halliday, Paterson & Agate Plan for Bollin Hill (courtesy of Angela Giles)

The same document shows a more detailed plan for Dacre, Timbercombe and Rockwood, identifying all three as designed by Halliday, Patterson & Agate. Some original architect's blueprints for Dacre are also still owned by Mr Sander's granddaughters, together with early photographs of the area. The blueprints show some of the brick detailing which is characteristic of houses in Bollin Hill.



Layout Plan for 33-37 Bollin Hill

Front Elevation of Mr Sander's House (33)

By 1923 James Halliday is shown as resident at Stonecross, today 11 Styal Road, a semi-detached house built in Arts and Crafts style, where Halliday lived until his death in 1932, showing that he had a personal interest in the development of Bollin Hill. His partner, the builder of Bollin Hill, lived in the other half (now 1 Bollin Hill). The same directory also shows a Gerald Sanville living at Brow Cottage,

now 5 Bollin Hill.[34] This house was not designed by Halliday but by Sanville himself in 1921, of the Manchester architectural practice Oakley and Sanville of 60 King Street. The designs were published in The Builder in 1925 and the current owner still has copies of the original drawings. Sanville designed a wide variety of buildings, including residential, commercial and ecclesiastical; he was a keen amateur photographer and during the 2nd World War was employed by the Ministry of Works to photograph historic buildings of Cheshire. He also worked for the Council for the Care for Churches and was still resident at Brow Cottage in 1952; he died in 1966. Kelly's directory includes no further entries for Bollin Hill.

Stonecross, 11 Styal Road (Halliday's Home)

Rear of Brow Cottage, 5 Bollin Hill

The architect's drawings for Brow Cottage show many similarities with the designs for both Dacre and those realised at Stonecross: steep pitches to the roof with interruptions including chimney stacks, small-paned windows, brick detailing and semi-circular arches. It is also of note that the window frames are not shown as white. The drawings include both decorative details, such as the doorplate of the front door and the design of the summerhouse, which includes irregular clapboard panelling and other details seen in the original garage at Stonecross.

Sanville's Elevations for Brow Cottage

Detail of Brow Cottage, 5 Bollin Hill

Regarding the early appearance of Bollin Hill, while the garden boundaries were formed by hedges, it is clear that they were low in height and allowed for views into and out of the gardens, as did the

[34] Kelly's Directory, 1923.

timber gates which were never solid in design. These elements related to the social reform concept of community building within estates. Additionally, the use of hedges, possibly above low walls, rather than timber fences or high walls reflected the ideas of Garden Suburbs and is for example still the norm in Hampstead today.

1959 Height of Hedges and Original Gate

West Side of Bollin Hill in 1959

Within the boundaries, particularly the rear, there was a great deal of privacy. Many of the houses were designed to be viewed from within the rear garden, particularly those on the south side where the gardens stretched down the cliff edge to valley below.

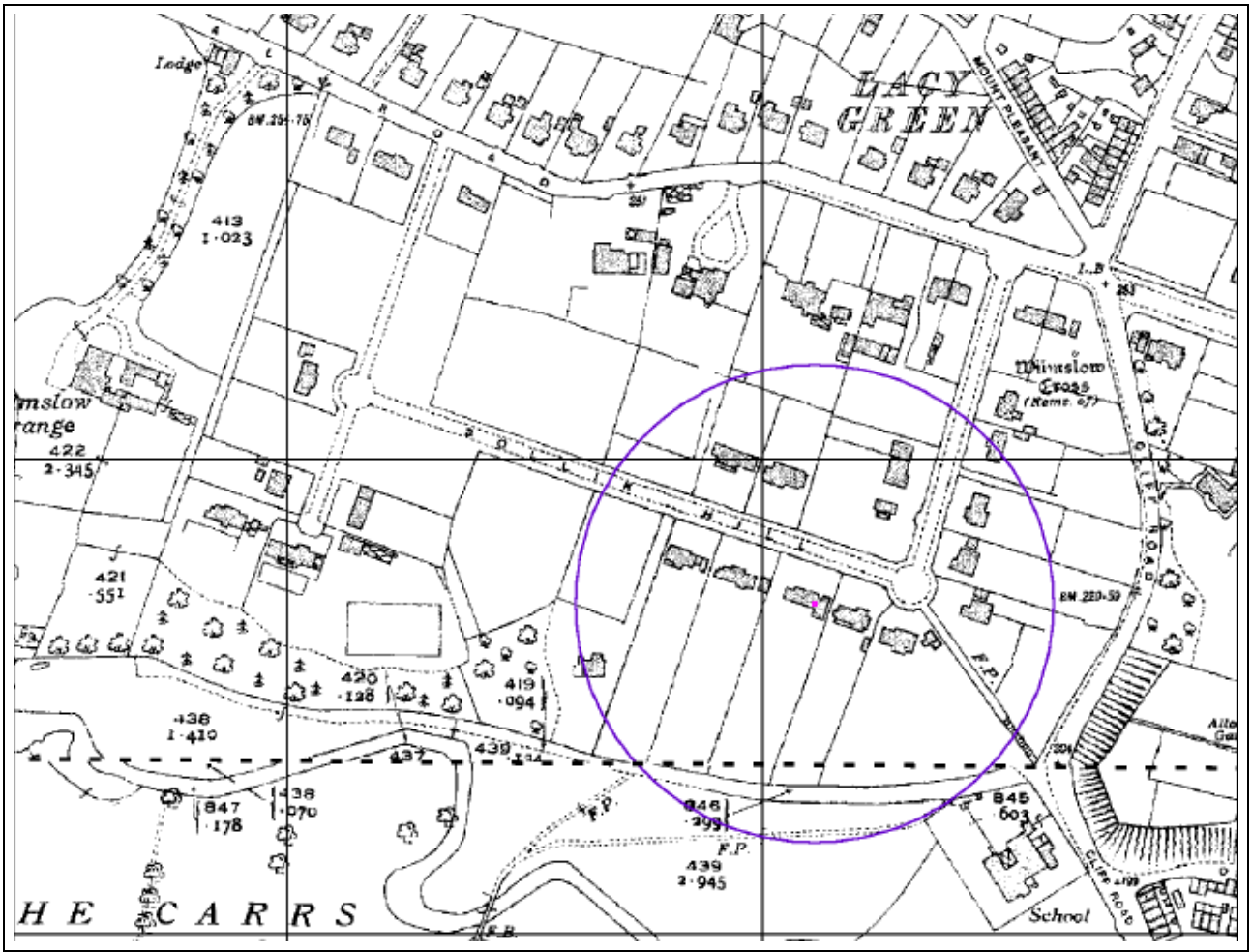
Illustration of Brow Cottage, 5 Bollin Hill (Wilmslow Trust)

Timbercombe Facing South (Main Photograph from Early Sales Brochure)

The impact of the 1929 Depression was that not all the plots were developed. The 1935 OS map documents this point in the development of the estate, at which time the building of Wilmslow Grange is still present. It is clear that the priority had been to develop the houses at the two entrances to the estate on Styal Road, hence two pairs of semi-detached villas (11/13 and 17/19 Styal Road) flank the

east entrance which was marked by a semi-circular entrance. To the west, 31 and 33 are two detached houses flanking the entrance which is a road not a footpath; 35 is also present. The U-shaped road with its characteristic turning circles and named Bollin Hill is shown, with a short extension to the southwest. The footpath to Cliff Road is also shown.

Development of the east side of the estate is complete, curving around the older properties on Styal Road. Apart from the two pairs of semi-detached dwellings already mentioned, the houses are all detached, irregular rectangular in plan and placed with a small garden to the street and a larger garden to the rear. From the plot outlines on the 1935 map it appears that there was an intention to build houses on the west side of Cliff Road but even here the garden proportion appears to follow the one/two third proportion. Most of the properties had much larger gardens, especially the corner plots and those to the south. To the west only five properties had been developed; Rockland, Timbercombe and Dacre and, additionally Rylands (33) and Mayfield (41). The undeveloped land for 41-45 was acquired in 1933 as a single plot by the heirs 'the personal representatives of the late J. Halliday from Basil Hill-Wood'. Between 1933 and 1935 a house was built in the centre of the plot and sold to Mr. R.C.Roy. In 1936 and 1937 the adjacent plots were sold to Miss Alison Currie and Mrs Norah Lowcock respectively. Rockland included land to the east, complete with tennis court and swimming pool and the land to the southwest down to the river and including the land of the former mill and cottage. The map also shows the adjacent house built for the mill manager, on a different building line to others of the development.



Extent of Development of Bollin Hill Estate in 1935 (1936 OS Map)

The map also shows Wilmslow Grange to the west. This was later replaced by a housing estate, with the name Wilmslow Grange being retained in the name of a local primary school. The 1935 map also documents that the housing on the north side of Styal Road is contemporary with the Bollin Hill estate, is characterised by similar plot sizes and irregular rectangular plan forms.

Steps up from Cliff Road 1960s (Cheshire Image Bank)

Bollin Hill in 1960s – Boundary Treatments

The Bollin Hill Estate became a Conservation Area in 1988. The roads to east part of the area are adopted by Wilmslow Town Council, while the section of Bollin Hill to the west is privately maintained.

Other 20th Century Developments Affecting the Area Around Bollin Hill

There were changes around this time which affected the character of the area around the Bollin Hill Estate related to The Carrs. At the time of the final fire in the factory (Carr Mill), much of the land south of the river formed part of the Pownall Hall Estate, which had been acquired by Henry Boddington in 1886. From 1925 Boddington had been in discussion with WUDC regarding granting some of the land for public enjoyment. Although he died before the transfer was completed, his widow honoured and realised his wishes, leading to the official handover in 1930 of 'The Boddington Playing Fields', the land closest to the church, the school and to the town centre, and the erection of the arch which carries the inscription, 'Given by Henry Boddington JP of Pownall Hall for the recreation, health and pleasure of Wilmslow and her children for ever, 1925'. Boddington also wished to transfer some of the land further west and in 1935 a further tranche including the land between Hawthorn Lane and Pownall Bridge passed into public ownership. In addition, Ernest Greg transferred ownership of his land on the Carrs between Pownall Hall and Twinnies Bridge to the Council. Meanwhile the other land of the Pownall estate was developed for housing, while the land to the east of The Carrs was sold off to create the Wilmslow Park development. Thus, The Carrs has become an important recreational area for Wilmslow and part of an extended network of footpaths along the Bollin Valley and the surrounding land was developed for residential accommodation. In 1960 the school was closed and in its place a Parish Hall with associated car park has been built at the foot of Cliff Road.

Another important local development which began in the interwar period was the opening of a temporary airport at Ringway, northwest of Wilmslow by Manchester Corporation in 1928, the first municipal aerodrome in the country. In 1935 it was reconstructed as a permanent airfield and scheduled flights began in June 1938. With the outbreak of the 2nd World War, it soon expanded beyond its original boundaries with the establishment of RAF Wilmslow and was where the new

techniques associated with inserting troops by parachute into enemy territory were pioneered. Not only did the surrounding area need to accommodate the associated personal but aircraft construction companies established facilities in the vicinity. RAF Wilmslow closed in 1962 and the base was redeveloped for housing, located on the right of Dean Row Road. On the opposite side is former RAF housing with road names recalling historic aircraft such as Lancaster and Anson.

After the war Manchester Corporation invested in the airport to update the facilities; the Manchester-New York service commenced in 1953 and was the beginning of a major expansion. A new terminal was built in 1959-63 and the runway was extended but already by 1967 this had to be further extended, with the main Altrincham-Wilmslow Road being diverted through a tunnel. It has continued to expand and with it the associated road network. However, Styal Road still forms a 'rat run' from Wilmslow to Styal and the rear of the airport.

4.2.2 Archaeology

Sites and extant buildings identified on the *Historic Environment Record* (HER) are described and located on a map at Appendix 1.

There are no Scheduled Ancient Monuments within the Conservation Area or in its vicinity. South Trafford Archaeological Group is understood to have carried out an excavation and investigation of the site of the Carr silk mill but this was not included in the HER. This referred only to a desk-based assessment of the designated rivers and tributaries in the catchment area.

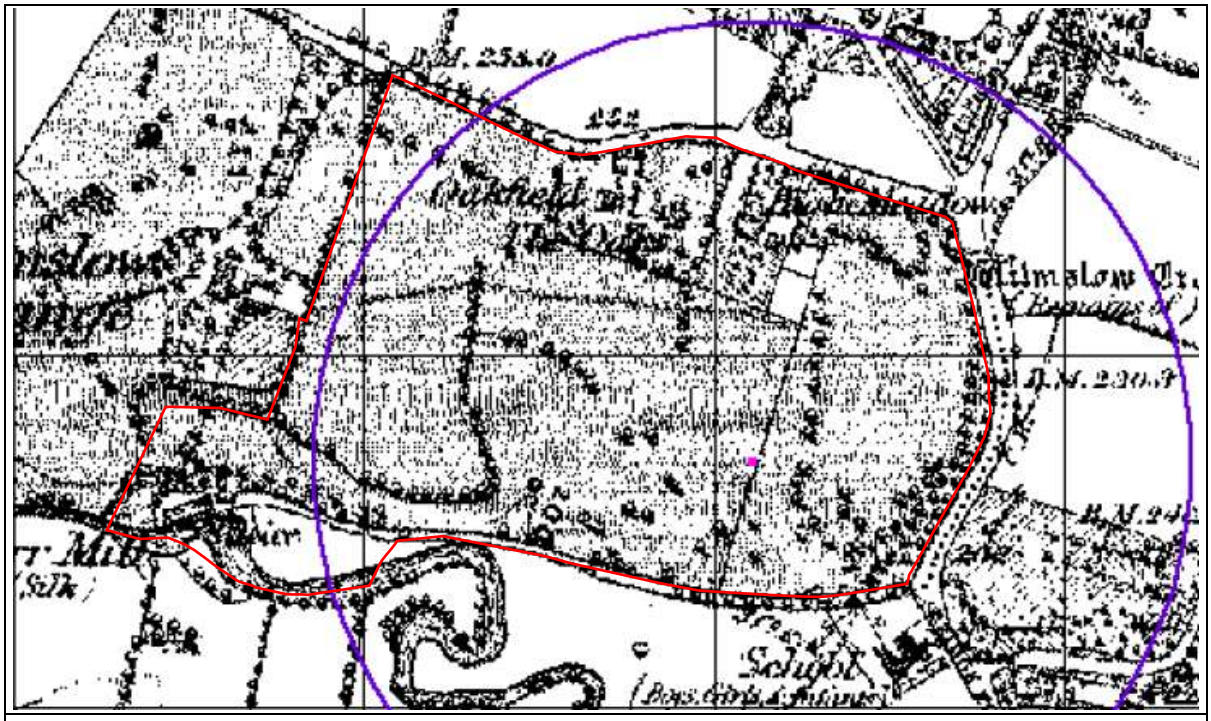
The area comprising the Conservation Area and the housing to the west, north and east is characterised in the Cheshire Historic Environment Record as' 20th century housing', while the area to the south, the Bollin River Valley is characterised as '20th century recreational'.

4.2.3 Morphology of Bollin Hill

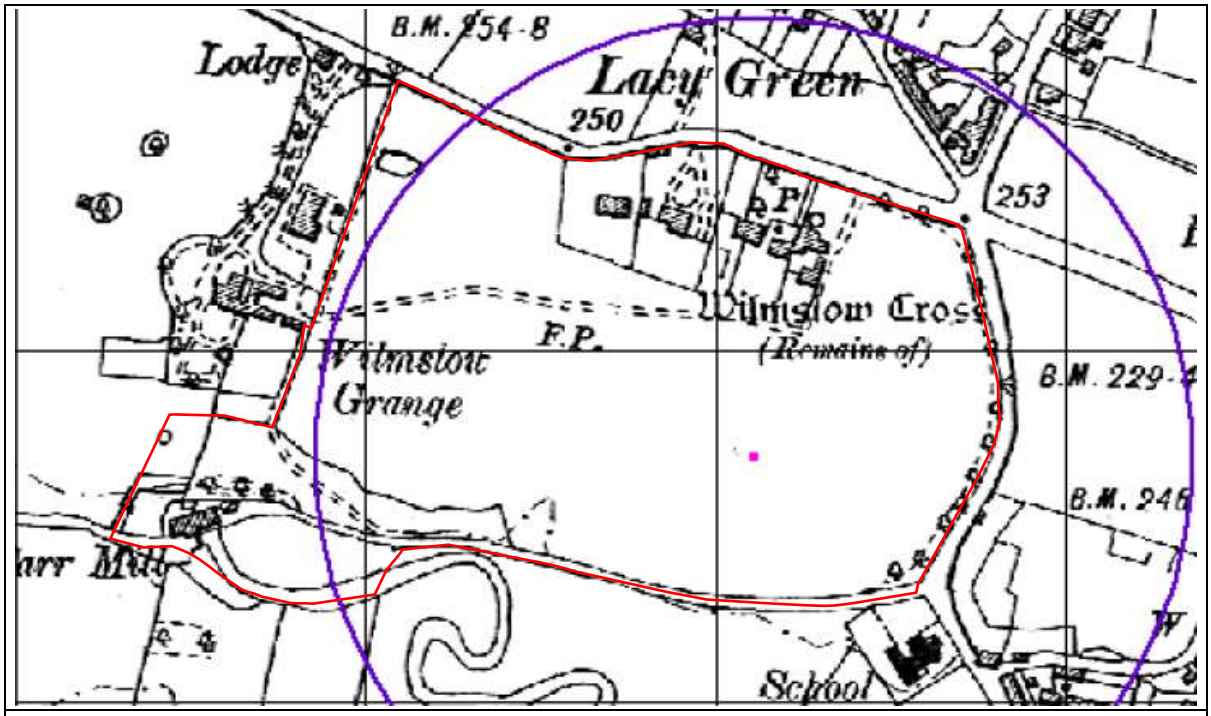
The morphology of the area is its arrangement of street and blocks, plot subdivision and positioning of buildings and how this has changed over time. In the case of Bollin Hill, until the early 19th century the land was in agricultural use with the land subdivided into fields, as shown on the tithe map. Subsequently some smaller plots on the southeast fringe were used for market gardens while a few large residential generally rectangular plots were developed on Styal Road.

During the interwar period the much of the Bollin Hill development was laid out around the U-shaped road with an east tail down the hill and a semi-circular entrance from Styal Road. Density was higher than the Victorian houses and more regular. Plots were primarily narrow rectangles with houses positioned on a clear building line with a front and a significantly longer back garden. The interwar buildings included detached and semi-detached properties. During the immediate post-war period up to 1954 further plots were developed on the west side of Bollin Hill, following a similar grain and style. Since then, the remaining land has been developed into plots of similar size, including the subdivision of the very large plot of Rocklands (35), but retaining the garden suburb character. No other subdivision of plots has occurred.

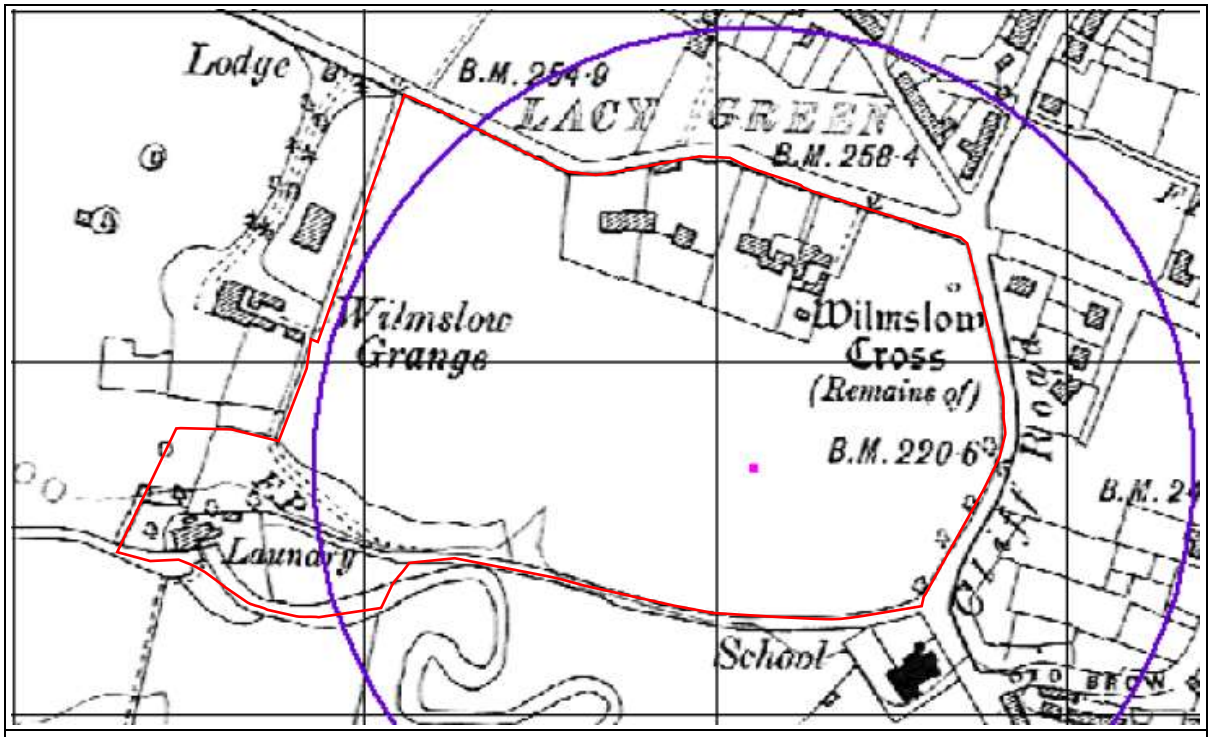
Tithe Map 1841 (Cheshire Tithe Map Online, Cheshire East)



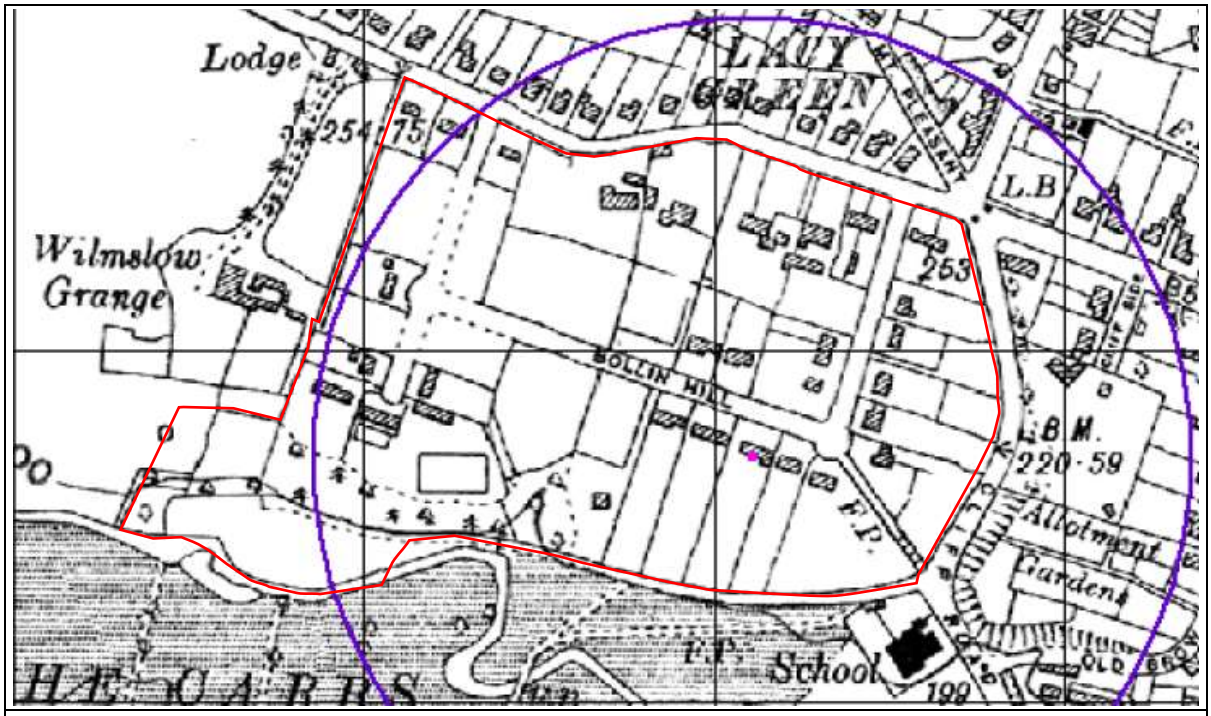
1882 OS Map



1899 OS Map



1911 OS Map



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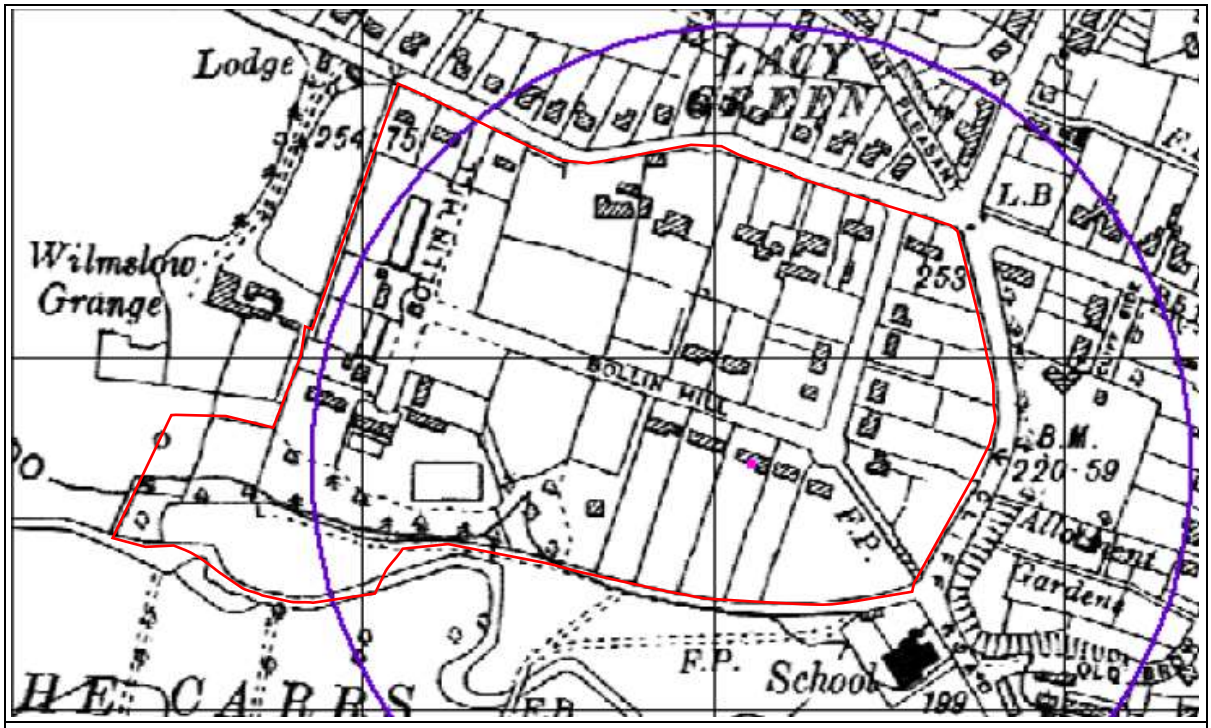
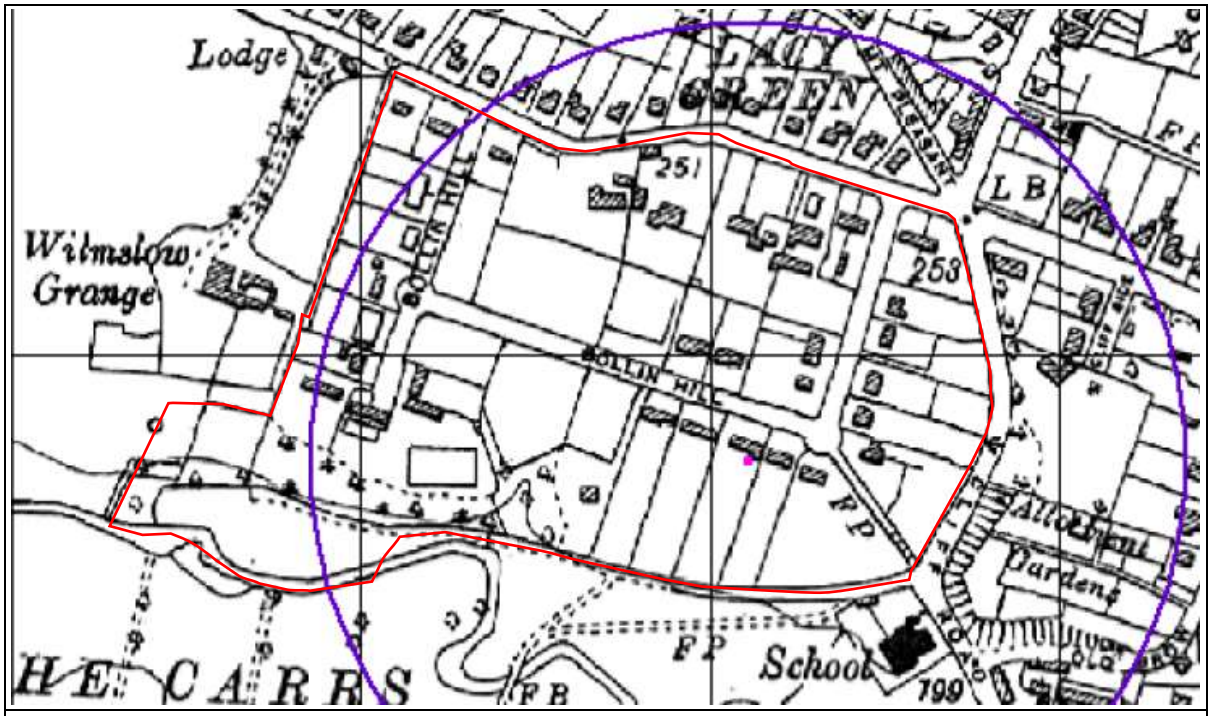
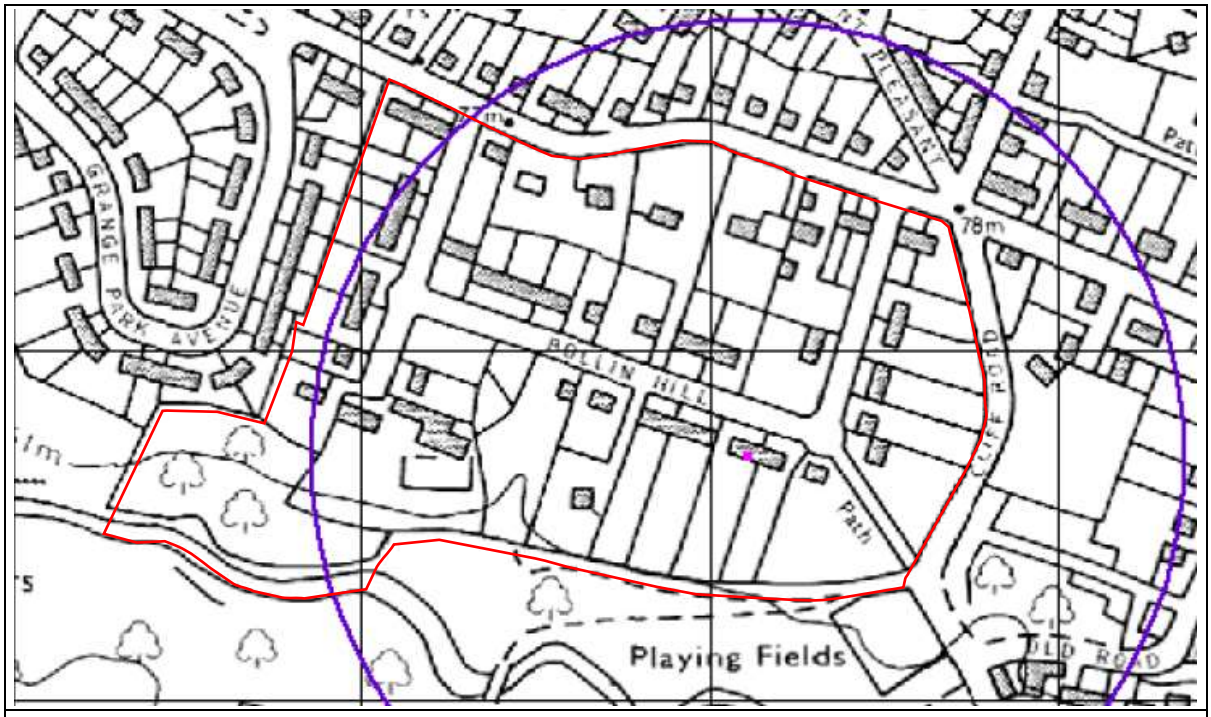


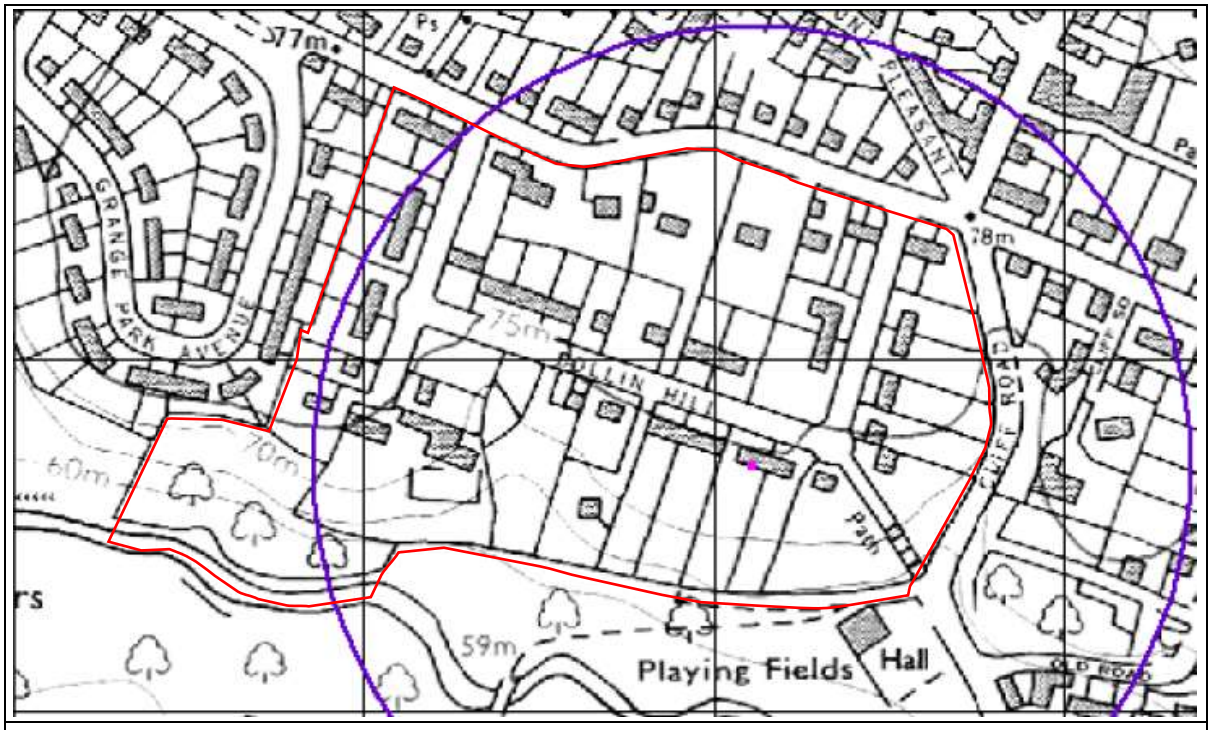
1938 OS Map



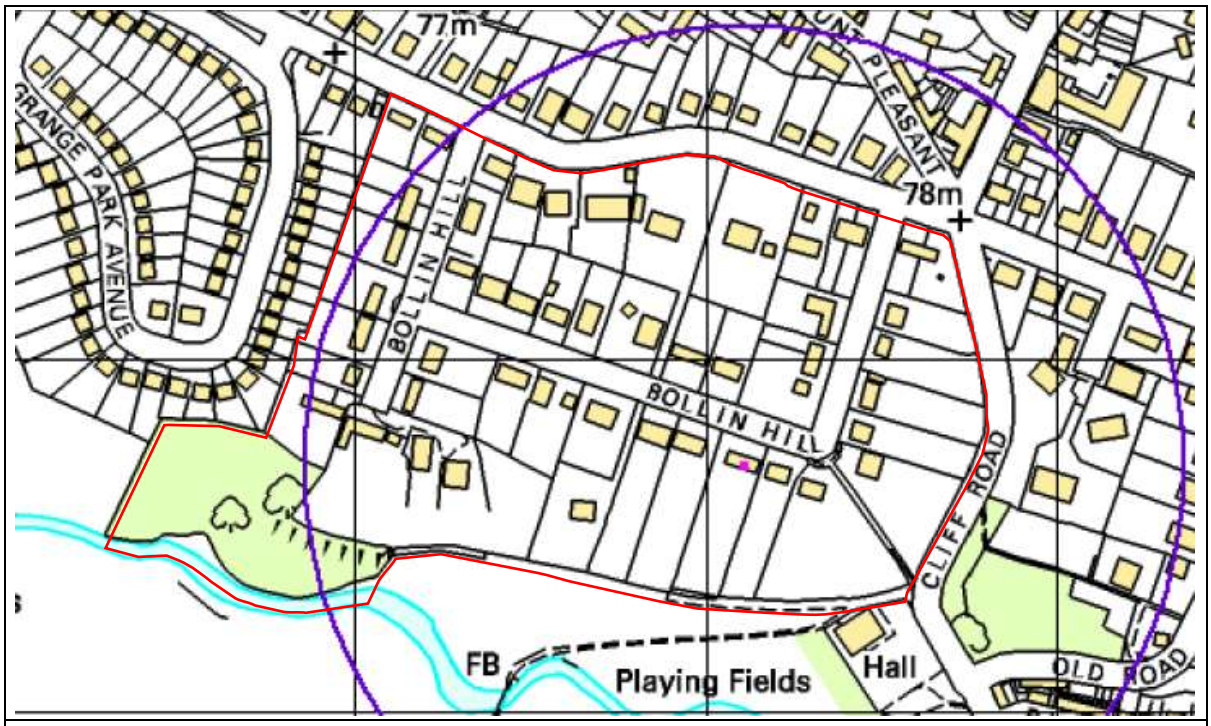
1954 OS Map



1976 OS Map



1990 OS Map



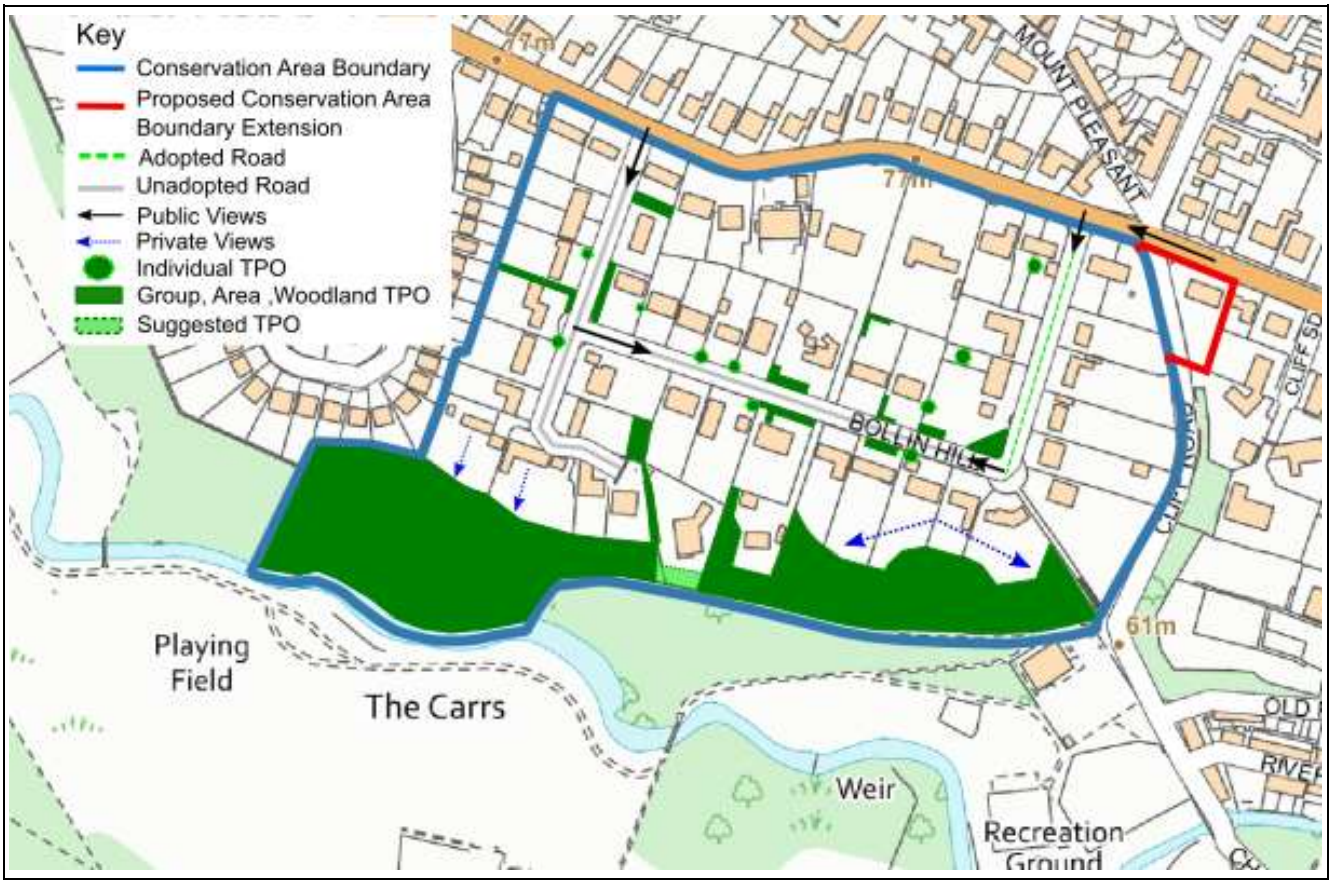
1999 OS Map

4.3 Character and Appearance – Spatial and Townscape Analysis

4.3.1 Introduction

In addition to the evolving distribution and density of the buildings, the quality of the open spaces and how these interrelate contributes to the overall character. These form or frame key views, which may be into or out of or indeed enclosed within the area and may include landmark structures or have

gardens or planting that make the identity unmistakeable. The map below shows the key elements, which are discussed in greater detail in the following text.



Spatial and Townscape Analysis of Conservation Area

4.3.2 Character and Interrelationship of Spaces

As a suburban residential area, Bollin Hill Conservation Area's open spaces comprise the private space within the gardens of the properties, some of which are very large, the public space of the roads (Styal Road and Bollin Hill) and the footpath and steps to Cliff Road. The gardens are relatively large with more space to the rear than to the front and feature mature trees. The trees on the boundary to the road overhang the road and contribute to the street scene. The gardens on the south side of Bollin Hill include the steep bank of the river valley and enjoy views out.

Regarding private space, Arts and Crafts architects sought to root their buildings in the landscape and connect, even extend them into their setting. Crafted paths extended the architectural lines of the house into what were sometimes a series of outdoor living spaces, as well as the verandas and terraces closer to the house with large, glazed doors and windows blurring the boundaries. Formal seasonal planting common to the Victorian era gave way to less formal and more abundant planting which reflected the changing seasons and a desire to work with nature rather than tame it in schemes evocative of country cottage gardens [35]

Today there is a trend to increase the proportion of hard landscaping in the front gardens, which is diluting and damaging both the Arts and Crafts and the garden suburb character of the area. In some cases there is practically no garden left to the front, even when this has been designed with care or an urban design has been chosen. The incorporation of a small area of planting and the idea of a

[35] Hitchmough, Wendy. Arts and Crafts Gardens (London: V&A Publications, 2005) 7-10.

sub-division of space can be achieved without compromising functionality if it is planned into the design from the outset.

A Front Garden Combining Planting with Hard Landscaping	***An Altered Front Garden***

In the private space to the rear of the house some gardens appear to retain the idea of a series of spaces, often defined by high hedges or other planting or using the steep slopes of the south-facing gardens to create a series of terraces. In all these cases it is clear that the relationship of the house to the surrounding garden and the importance of planting, the low density and the grain of the area is a key part of the character of the Bollin Hill Conservation Area.

A Subdivided Garden	***Garden on South Side***

Regarding the character of the public space, curving Styal Road is a busy thoroughfare; since the completion of the airport relief road traffic is reportedly a little diminished. There is no planting in the public space but the trees and hedges of the gardens to either side frame the road in green and largely conceal the houses, in particular the historic houses to the south. There are pavements to either side, although sections are quite narrow, especially on the south side. This makes trimming hedges and shrubbery hazardous and is understood to make householders reluctant to undertake necessary work. The volume and speed of traffic has also contributed to increasing off-road parking space and the desire to widen access to improve visibility.

Styal Road

Narrow Pavement on Styal Road

In contrast, Bollin Hill is a quiet road, used only by residents. Administratively and in terms of responsibility, the L-shaped south and west sections are not adopted and the responsibility of residents; the east section has been adopted by the Council. The original property boundaries extended halfway across the road. The entrance to the east side is marked by an open semi-circle but this has no street furniture or anything to mark the area. The road layout comprises two straight sections running north-south connected by an east-west section; the junctions are emphasised by turning circles. The road and in particular the turning circles comprise the largest area of public space in the Conservation Area. The eastern section has narrow pavements (often damaged by tree roots) narrow verges including trees and kerbstones; the western section has wide grass verges, with some planting to the east.

East Section of Bollin Hill Looking South

West Section Looking South

The perspective of distance and width of these straight roads is particularly strong in the connecting longer south section of Bollin Hill with grass verges (often damaged by people parking) and no kerbs, partly due to the turning circles at either end and also with the buildings being barely visible, set back as they are from the property line. In contrast, the new extension of Bollin Hill with 35 a, b and c curves and the buildings are very visible, with no garden boundaries to the street.

Looking East Along Bollin Hill South Section	***Looking Southeast in Recently Developed Area***

The treatment of property boundaries is an important element of the character of the spaces, as discussed in section 4.4.

4.3.3 Public Realm

Public realm comprises the external places that are accessible to all and the physical built elements, such as benches, parking areas, noticeboards, lighting and so on that are part of them. They are the everyday spaces that we move through and sometimes linger within. Public realm is also associated with community, be it a place of gathering or community services like bus stops or post boxes.

Bollin Hill Conservation Area has little in the way of public realm and no identification or interpretation which might encourage anyone to enter it. The east junction of Bollin Hill with Styal Road, which is marked by a semi-circular inset and flanked by the two pairs of characteristic semi-detached houses, might offer an opportunity to mark it, as could the foot of the steps and public footpath.

Entrance to Bollin Hill from Styal Road	***Steps to Bollin Hill from The Carrs***

The entrance and roads of Bollin Hill are marked by double yellow lines in the adopted area. Additional posts with signs reinforce the restrictions. The remains of one post points to an issue with parking in the area (which provides easy access without charge to the recreational area of The Carrs). There is streetlighting, provided by functional grey metal lamps, whose efficacy will be compromised by the overhanging trees in some places. The width and condition of both the grass verges and pavements varies considerably. This may partly be a function of the differing administrative status within the area which has resulted in a treatment of public realm which is not uniform. Heave due to

tree roots is also an issue as is pooling of water following heavy rain, suggesting that there may be problems with the drains.

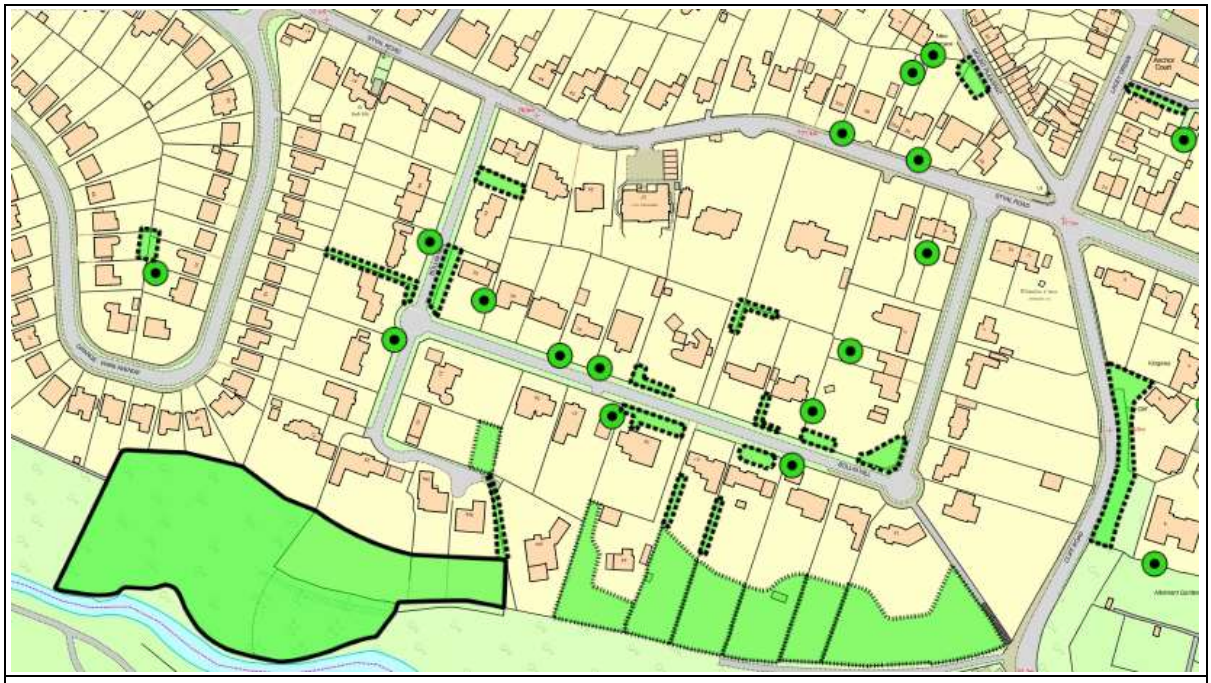
Streetlamp with Parking Notice	***Heave from Tree Roots on Pavement***

The pavement on Styal Road is very narrow. It was observed during the period of assessment that utility works on Styal Road were done and the resultant intervention has left an intrusive pipe against the historic Victorian boundary wall.

Drainage Issues	***Pipe Against Historic Wall***

4.3.4 TPOs and Green Spaces, Public Footpaths and Biodiversity

In addition to the general protection to trees above a certain diameter provided by the Conservation Area, there are a large number of individual tree protection orders which also cover hedges and the green boundaries to the street, as can be seen on the map below. Within the Conservation Area are a number of house names which include the word ‘oak’, as well as many mature oak trees, suggesting that they may have been a dominant species. However, as an area of mature gardens, the area contains a wide variety of tree species.



Tree Protection Orders (Cheshire East)

The mature wooded banks of the river valley on the south side of the Conservation Area, which form part of the Bollin River Valley (specifically Character Area A4 Wilmslow Bollin), contribute to a sense of enclosure as well as being part of an important ecological corridor which includes a diverse range of habitats.[36] To the southwest a TPO protects an area of mixed woodland, while the lower part of each of the gardens is covered by separate orders naming particular tree species. Additionally, all but a small area beyond the gardens forming part of The Carrs is protected – given that this comprises an avenue of beech trees along the former road to the historic silk mill, the lack of protection to this small section should be investigated. Most of the garden boundaries to The Carrs are of invisible high green wire fencing, however a large section of timber board fence has been added which is highly visible.

Looking East Along Former Silk Road

View into the Conservation Area from Silk Road

[36] Wilmslow Landscape Character Assessment (Wilmslow Neighbourhood Plan, 2020) 31-33.

4.3.5 Setting and Views

The characteristic view of the Conservation Area reflects the designed layout of the estate. The key views are:

- Views into the Conservation Area along Styal Road from the east;
- Views into Bollin Hill from Styal Road form both the east and west;
- Views within the Conservation Area along Bollin Hill;
- Views out of the Conservation Area from the gardens on the south side of Bollin Hill.

The tree-lined straight road gives the perspective of both vanishing into infinity, and thereby making the estate seem larger than it is and, being a loop of the main road, it is set apart. Where boundary trees are removed, traditional boundary treatments replaced with a more urban form or built structures added in front of the boundaries, this affects the character of the view and should be avoided.

View Along South Section of Bollin Hill

Factors Affecting the Character of the View

The Conservation Area's position on the top of a hill would imply that views into and out of the Conservation Area are important. Views out across the Bollin valley are restricted to private gardens and are surprisingly rural, of the tree lined valley. From the south the trees on the slopes and in the gardens largely conceal the buildings of Bollin Hill and the top of "The Cliff". As identified in the Wilmslow Landscape Character Assessment, it is important that this green fringe concealing buildings is retained, which has implications for managing the trees in the gardens and on the public footpath. The recent 35c Bollin Hill is more visible; it may be that appropriate planting at the foot of the property has been done and has not yet reached maturity.

View out to the South from a Garden

View into the Conservation Area from The Carrs

There are no landmarks. The layout of the estate and the way that the houses are set back from the road which in turn is largely a private road means that none stand out and none should be identified as landmark buildings.

4.4 Architectural Interest and Built Form

The Bollin Hill Conservation Area tells the story of the area's transformation from farmland and local industry (of which little remains) to aspirational suburban living. A building named Grange Farm, located on Styal Road and appearing to date back to the 1841 Tithe map was replaced sometime after 1988. The physical remains of Carr Mill are reduced to a few bricks but the former manager's house remains at 23 Bollin Hill. The first phase of the area's transformation is illustrated by the two remaining large Gothic Revival Victorian houses, High Meadow (23 Styal Road) and Lacey Oaks. High Meadow is smaller, rendered and has a post-war house or extension built on the footprint of earlier outbuildings; Lacey Oaks is 3-storey, of brick with decorative bargeboards and similar timberwork on the porch; it too has been extended. These have very large gardens to the front with mature trees. Just outside the Conservation Area boundary, 9 Styal Road was a flagship for the area's subsequent development; built between 1887 and 1907 it is a substantial 2-storey house in Arts & Crafts style, individual in character and with decorative features.

Victorian House	***Early 20th Century Arts and Crafts House***

The U-shaped road of Bollin Hill, with its turning circles, verges and most of the plots, was laid out by Halliday, Paterson & Agate in the early 1920s and the first houses date to this period. Signature Arts & Crafts houses were built on the corner sites of each of the two junctions with Styal Road, as well as houses in the southwest corner (33,35,37,39 and 41) and on most of the plots on the east side. Documentary evidence for Halliday, Paterson & Agate is available for only a few of the houses; at least one of the interwar houses was not built by them but by Gerard Sanville, another Manchester architect. However, the buildings from this period are all in Arts & Crafts style, substantial 2-storey individually designed homes in generous plots with a smaller garden to the front and a large garden to the rear. They are characterised by their individuality while drawing on a palette of materials and design characteristics and decorative features which appear in different combinations. The decoration is subtle and understated but its presence is a feature of these houses. This combination of characteristics, together with the style and grain, contribute strongly to the architectural character of the area.

More recently there has been some sub-division of plots, not only the very large 35 Bollin Hill; the plot of post-war 12 has been subdivided and the new houses occupy the full width of the plot, with no allowance for garden and planting to frame the buildings.

Halliday, Patterson & Agate Houses

The Second World War interrupted the area's development. A few houses appear to have been laid out on the west side and their characteristics are almost indistinguishable from those of the earlier houses (43,45,47 and 49). Between 1954-65 the plots on the northwest side of Bollin Hill were developed. The rectangular plots are similar in size to many of the other plots of the estate and the houses are also located towards the road, with a smaller garden to the front and a larger garden to the rear; the houses are not in Arts & Crafts style but are individually designed 2-storey homes with variety in the roofline and some decorative features. The only bungalow on the estate appeared between 1966-87; it is a generously proportioned building with individual characteristics. Since 1992 there have been a significant number of new buildings within the Conservation Area, both on Styal Road as well as within Bollin Hill, many of which lack both the architectural quality and individuality of the earlier buildings and have a higher built and hard landscaped area of the plot, which is diluting the architectural character.

Mid-20th Century House | ***Late 20th/Early 21st Century House***

The post-war houses appear until recently to follow the grain of the inter-war development, being detached houses in plots of similar size, following the building line and retaining the proportions of the front and back gardens. Most but not all demonstrate both individuality as well as a varied roofline, appropriate choices of materials and decorative features. Decisions on gates and boundary treatments, garage design and the proportions of hard landscaping to garden show a greater degree of divergence from the original character of the development; such decisions relate also to some of the original properties.

Building Materials

The predominant building material is brick, brownish but not uniform, with a broad range of colour in the light brown-reddish spectrum. The walls are variously brick, painted and rendered, or just painted and brick is frequently used in a variety of ways for decorative detailing. Particularly on gables and cross gables there is use of a variety of materials including hanging tiles, weatherboarding and half-timbering. Many of the roofs have small rectangular tiles of stone slate, but pantiles, tiles and slate are also found. Ridge tiles are often heavy and a decorative feature in their own right. Windows are generally timber framed but occasionally metal; small paned windows and leaded windows are common, as are feature windows which may use different materials for decorative surrounds. Porches and doors utilise a variety of materials including stone, timber and stone slate.

Brick Walls, Stone Slate Roof, Leaded Timber Windows

Rendered Walls and Pantile Roof

Qualities of the Buildings

The buildings are characterised by their individuality. Apart from the two Victorian houses, with one exception, they are two-storey in height, sometimes with an additional half-storey in the roof space. In plan form they are irregular, featuring cross-wings, projecting ranges often at a lower height and a variety of porches. The roof line is also characterised by this irregularity. Often steeply pitched, with areas with a longer slope, the roof lines are also interrupted by tall chimneys and gables and given a stepped character by dormers and side wings. Some of the recent buildings have successfully included these characteristics.

Roofline of an Interwar House

Roofline of a Recent House

A detail of the roofline concerns the decorative use of ridge tiles. Sometimes these are in a contrasting colour and sometimes they have a form which also serves to emphasise the line of the ridge. This in

turn is not always straight but sometimes curves slightly upwards towards the eaves. A characteristic form of tile has the shape of an overlapping shell. Alternative forms include clay tiles on tiled roofs and heavy stone copings on some stone slate roofs.

Characteristic Ridge Tiles

Stone Coping on Stone Slate Roof

There is considerable variety in the treatment of entrances. Amongst the Halliday, Patterson & Agate interwar houses, there are small stone slate canopies supported by timber pillars, internal porches with arches of different forms, marked by decorative stone or brick panelling, porches built into corners and no porch at all. However, they are modest in size and integrated into the building, unlike larger porches with pitched roofs which may be found on houses from an earlier or more recent period, such as at Victorian Lacey Oaks. One of the largest interwar properties, Rocklands, does not have a porch.

Corner Porch

Canopy Porch Supported by Timber Pillars

The internal porches, such as at 11 Bollin Hill, Twigmoor and Dacre are emphasised externally by decorative features but these tend to emphasise craftsmanship and the materials rather than be over ornate.

Decorative Craft Brickwork Emphasising Internal Porches

The front doors are timber and individual in design, often featuring small glazed features or other decorative craft details. Rocklands has a vertically panelled door with a line of three rectangular lights while High Close has a single coloured curved triangular light, set into a carved panel in a heavy timber door with its original wrought iron furniture. At 5 Bollin Hill the door features vertical panelling and an ornate brass numberplate, beneath a cantilevered rectangular flat stone canopy.

Entrance to Rocklands, 35 Bollin Hill

Porch and Door of 11 Bollin Hill

There is similar variety in the window forms. Mention has always been made of the number and variety of dormer windows. Many Arts & Crafts houses have windows which are either small pane windows or have decorative leading, usually in a rectangular pattern but occasionally in a diamond pattern. The first floor windows are often positioned directly beneath the eaves but the ground floor windows sometimes have a lintel of soldier bricks above them or, where the house is rendered, the window may be enhanced by brick detailing. And not all of the interwar houses have either small pane or leaded windows; both 8 and 23 have large pane casement windows.

Leaded Windows with Brick Soldier Lintel

Small-Paned Windows

The semi-circular brick arch is a common decorative feature but expressed in a number of different ways. It can be used to make a feature of what is otherwise a standard size window. This is found both in the interwar houses as below and in more recent houses, such as at 35 a and b.

Decorative Brick Features Around Windows

Additionally, while the fenestration of each house may follow a basic pattern, there is often a feature window, perhaps above the front entrance or under the gable and these may be large or small. This is also common in the more modern houses, for example as at 16 and 27 Bollin Hill.

Feature Windows

Brickwork detailing has been mentioned in relation to emphasising porches, doors and windows, both where it contrasts in colour against rendered or painted walls and where it is used to either sculptural or mosaic effect on a brick house. It is also found imitating corbelling under the eaves, using thin tiles to achieve an almost sculptural effect, as well as in the form of decorative brick infill panels as shown above at Rocklands, above the porch at 33 Bollin Hill and around the feature window at the modern 31.

Brickwork Corbelling under Eaves and as Mosaic Effect Around Dormer

Over the years many of the original houses have undergone alteration and extension, in order to adapt to changing requirements for living space. These have generally been executed in a way that adds more interest to the roofline, extending to the rear rather than to the side, so as not to increase the width of the building when viewed from the street and using the same materials and decorative elements.

Ancillary Buildings

The development of the Bollin Hill Estate falls into the era of the motor car and many houses retain their original garages. One house even had the original summerhouse with weatherboarding. The

garages are generally built with pitched or hipped roofs of the same material as the main house, the timber doors vary in design. Where these have been replaced with up-and-over doors, those with a vertical design imitating timber planks are more in character.

Original Garage with Stone Slate Roof

Original Summerhouse

Gardens and Boundary Treatments

The hedges, walls and other forms of boundary treatments, together with the gates contributed to the character of the Conservation Area as do the gardens, particularly those at the front. The concept of the garden suburb, by its very name, attaches importance to the contribution of gardens to the area. Traditionally this was defined by the presence of grass, trees and planted areas within the boundaries, possibly with a more formal arrangement to the front. Many of the properties of the Bollin Hill Estate had both a pedestrian gate and path to the house and an entrance for the car. Gates were generally timber and either lower at the base with vertical bars in the upper section, which was sometimes curved, or entirely of vertical bars. The boundaries to the street were generally formed either by hedges no higher than shoulder height or by low stone walls with hedges above. High walls or fences were also rare, particularly to the street. Railings are more associated with urban settings although Rocklands has railings; the aspiration was to emphasise rural qualities in the setting. Higher hedges might divide the properties one from another to the side, particularly in the back garden. The intention was that such suburbs should create a safe community, which entailed a visual connection between the street and the house and garden.

Original Boundary Treatments

Pedestrian Gate and Original Boundary	***Modern Gate in Traditional Style (with Original Double Garage to Rear)***

Today there is greater variety of materials and some treatments are diluting the character of the area. The original hedges have grown to the point that they almost prevent views of the houses and some properties have added fences on the street side of hedges or replacing hedges. Where original gates have been replaced with higher, solid gates this compounds the loss of transparency and can contribute to a loss of community through limiting visual contact between people.

High Hedge and Solid Gate	***Solid Boundary Treatment without Hedge***

Largely as a consequence of a household having multiple cars, there has been a tendency to both widen openings or to remove boundary treatments altogether and to reduce soft landscaping and grass and replace it with a very large expanse of gravel or hard landscaping. The cumulative effect of these changes is diminishing the qualities of the garden suburb and the character of the area.

Expanded Opening and Hard Landscaping	***New Houses without Boundaries***

The Conservation Area also includes a section of the south side of Styal Road. Again, the traditional boundary treatments appear to have been either just hedges or stone walls with hedges and trees. Much of the stone wall is identical in materials, suggesting that it was the external wall of a single property (since subdivided) and thus forms a unifying element pointing to the former identity. Here too the height of the hedges is considerable. However, with regard to the two Victorian properties, these constitute the boundary to gardens so large that they might be considered parkland rather than suburban gardens and are more in keeping. Furthermore, they serve to provide a degree of insulation from the greater volume of traffic on Styal Road today.

Boundary to Lacey Oaks	***Hedges on Styal Road***

Today some of the new properties have followed the traditional boundary treatment and other characteristics and materials, this is not always the case. Brick rather than stone walls and railings are increasingly common, to the detriment of the character.

4.5 Locally Important Buildings and Positive Contributors

The Cheshire Heritage Environment Record (HER) identifies two monuments in the Conservation Area but no listed buildings or other designated heritage assets. The monuments are identified in the map in this section:

- 1. The base of the 16th century Wilmslow Cross
- 2. The remains and location of Carr Mill

These are described in the appendix. Regarding non-designated heritage assets, the Cheshire East Local List of Historic Buildings does not include any within the Conservation Area or its immediate vicinity. As the level of protection derived from non-designated heritage status and location in a conservation area is the same, non-listed buildings which make a positive contribution to the conservation area are marked on the relevant map within the appraisal and are highlighted individually below.

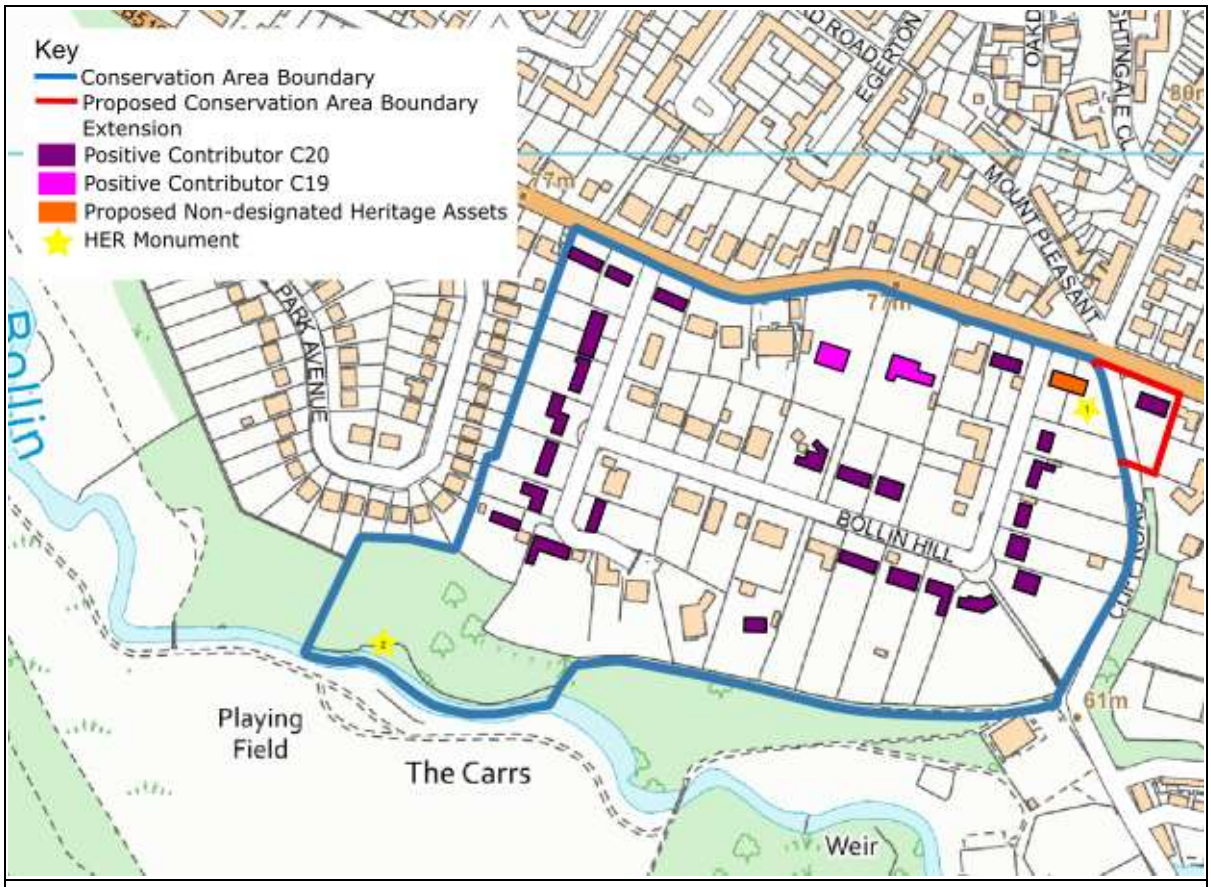
Historic England recommends that a Conservation Area Appraisal should identify "Individual buildings or groups that contribute positively to the special architectural interest or character or appearance of the area and those that are distinctive, rare or unique". Criteria for identifying positive contributors include:

- Is it the work of a particular architect or designer of regional or local note?
- Does it have landmark quality?
- Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?
- Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
- Does it contribute positively to the setting of adjacent designated heritage assets?
- Does it contribute to the quality of recognisable spaces including exteriors or open spaces within a complex of public buildings?
- Is it associated with a designed landscape, e.g. a significant wall, terracing or a garden building?
- Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
- Does it have significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the traditional functional character or former uses in the area?
- Does its use contribute to the character or appearance of the area?

Against these criteria, the following map and the Audit of Heritage Assets in the appendix, identify a number of buildings within the Conservation Area as Positive Contributors. In addition, 11 Styal Road and 1 Bollin Hill, are identified according to Cheshire East's approach as making a high level of positive contribution. These positive contributors, which are also described in the Appendix, are:

- 17-19 Styal Road
- 23 Styal Road (High Meadow)
- Lacey Oaks
- Spindle Cottage, 31 Styal Road
- 33 Styal Road
- 35 Styal Road
- Newlands, 3 Bollin Hill
- Kenmore, 4 Bollin Hill
- Brow Cottage, 5 Bollin Hill
- 6 Bollin Hill
- Croftlands, 7 Bollin Hill
- Woodfields, 8 Bollin Hill
- Rosse House (formerly Cregneish), 9 Bollin Hill

- 10 Bollin Hill
- High Close, 11 Bollin Hill
- Twigleigh, 13 Bollin Hill
- Longroyd, 15 Bollin Hill
- Grayshott, 17 Bollin Hill
- Brendon, 19 Bollin Hill
- The White House, 21 Bollin Hill
- Beechwood, 23 Bollin Hill
- Rylands, 33 Bollin Hill
- Rocklands, 35 Bollin Hill
- Timbercombe, 37 Bollin Hill
- Dacre, 39 Bollin Hill
- Carrwood, 41 Bollin Hill
- Mayfield, 43 Bollin Hill
- 45 Bollin Hill
- Hill Cottage, 47 Bollin Hill
- 49 Bollin Hill



Location of Heritage Assets

Character Areas

The Bollin Hill Conservation Area is currently too small to distinguish separate character areas. However, in Section 5 below, proposals for extending the boundary are put forward.

Development Opportunities

In recent years there appears to have been an unfortunate tendency to replace some of the later buildings with larger buildings and in some cases to subdivide the very large land divisions. It should be emphasised that the two large land divisions adjacent to Lacey Oaks and as part of Rocklands were much larger than the plots otherwise characteristic of the area. Other development to date has been on undeveloped plots or replacing post-war houses; currently 12 Bollin Hill is being redeveloped

with two houses. As has been discussed, the character of the Conservation Area derives from its Arts and Crafts houses and their gardens. Any subdivision of plots or redevelopment such that the grain is altered would diminish the character.

4.6 Assessment of Condition

General Condition
The general condition of the Conservation Area is good, as might be expected of a popular residential area. There are no buildings are risk and generally the buildings are in good condition. There appears to be pressure to extend houses or replace them with larger ones; this, along with the tendency to increase hard landscaping at the expense of planting and the changes to the boundary treatments, is diluting the character of the area. In some areas the pavement is in poor condition, either through root heave or from parking on the verges.

Intrusion and Negative Factors
There are no intrusive buildings. It might be argued that some of the boundary treatments are verging on intrusive, especially when associated with built up beds in place of green verges.

This is a desirable area of Cheshire and additionally there is pressure to extend or sometimes rebuild houses to meet contemporary aspirations. Such changes should respect the character of the Conservation Area in their design and landscaping, as well as respecting the character of the relevant house or setting. Extension to the rear is preferable to a significant alteration of the scale of the building when viewed from the road. Similarly, architectural style should be sympathetic to the local forms without being pastiche.

Neutral Areas
A neutral area is one which does not make a positive contribution to the Conservation Area and could without attention become a negative area. The footpath which was formally Silk Road at the southern boundary of the Conservation Area is an area of public open space which could potentially be defined as a neutral area; it is defined in its tree protection order as an area of mixed woodland. It also includes an historic row of beech trees. The consequences of inappropriate clearance and new fencing are contributing to an alteration of its character and damaging the wooded character of the area, defined in the Landscape Assessment. Bollin Hill Conservation Area would benefit from some interpretation or public identification. The semi-circular entrance at the junction with Styal Road and the top or base of the steps would both lend themselves to this.

Silk Road Footpath	***Top of Steps***

Problems, Pressures and Capacity for Change

Bollin Hill faces a number of challenges which together constitute a risk to preserving and enhancing the special interest of the Conservation Area. It is important to emphasise that Styal Road and its properties are integral to the Conservation Area; the amount and type of development in recent years has wrought considerable change, as have changes to the houses on the north side of the road which are within the setting of the Conservation Area. The challenges include:

- Inappropriate boundary treatments and gates. Particularly on the boundaries with the roads, the introduction of materials, heights or styles which are not traditional to the character of the Garden Suburb, or allowing hedges to grow to excessive height, is having a negative impact which is cumulative in effect. The appropriate form, particularly within Bollin Hill, is either medium hedge or hedge in combination with a low wall with timber gates with a degree of transparency.
- Front gardens with planting being replaced by hard standing or gravel. It is recognised that there is little on-street parking and the generous size of the front garden is sufficient to allow for parking of multiple cars, however this is not incompatible with retaining some planting within the area. Furthermore, such planting should avoid town-house style urban styles.
- Erosion of the architectural character through designs and materials which lack the individuality and decorative quality of the earlier buildings and are bland or pastiche. While many of the later additions and extensions have been designed using materials and architectural elements from the common palette of the original houses, some do not and lack individuality. Asymmetry, an irregular roofline and subtle decorative elements can be achieved in contemporary design without being pastiche.
- Alteration of the grain through extensions or new builds which are inappropriately located or too large in scale, thereby reducing the garden setting and the gap between buildings. Subdivision of plots would have an even greater detrimental effect. Both diminish the quality of the Garden Suburb, whereby the design of house and the garden are integrated.
- Lack of care of pavements and drainage, especially in the eastern section of Bollin Hill which is adopted. The design and materials of this section differs from the western section, resulting in a visual discontinuity.

Section 5 **Community Involvement**

There is a mixed level of awareness of conservation issues in Bollin Hill. Site visits involved numerous conversations with residents and additionally a separate visit with three local councillors. Wilmslow Town Council involved various community groups and individuals in the preparation of the Town Plan, produced by the community, in conjunction Cheshire East Council. This process led to the identification of the need for detailed review of the Conservation Area and the development of specific and relevant management proposals.

This draft Character Appraisal and Management Plan has been produced working in partnership with Wilmslow Town Council and Cheshire East.

Following internal review by Cheshire East, a public consultation on the draft document will be led by the Cheshire East consultation team, including public sessions. Representations may lead to amendment prior to the approval process leading to the formal adoption of the document.

Section 6 **Boundary Review**

A detailed survey has been undertaken to identify whether there was a need to widen the boundary to include further areas to ensure protection via additional controls and consideration afforded by their designation as part of a conservation area. Review of the existing boundary is something that should occur on a regular basis. In the case of the Bollin Hill Conservation Area this has not taken place since its original designation in 1988. The rationale for the definition and boundary of the Conservation Area as originally drawn related to its identification as a small, planned estate, largely laid out and with the early houses designed by Halliday, Paterson & Agate. Further research has shown that, on the one hand, at least some of the houses attributed to the architects were not built by them and secondly that there is other Arts and Crafts inspired housing of good quality with a similar grain in the immediate vicinity. It is therefore proposed to include:

- **9 Styal Road**. This Arts & Crafts style house occupies the corner site on the south side of Styal Road and Cliff Road, opposite the corner site occupied by Stonehouse/11 Styal Road and forming part of the gateway to the Conservation Area. Although it predates the Bollin Hill development, as it appears on the 1907 OS map, its external appearance is very similar in character and it makes a positive contribution to the setting of the Conservation Area.

Hilltop, 9 Styal Road

The houses along the north side of Styal Road, which also date from the inter-war period and are not dissimilar in style, were also considered for inclusion. In particular, the houses west of the junction of Styal Road with Lacey Green/Mount Pleasant and east of the footpath to the west (22-48). These plots were all laid out and developed between 1907 and 1935 on the former land of the Earl of Stamford. The plot size and grain are historically very similar to those of Bollin Hill. The predominant materials are red tile roofs, wholly or partially rendered brick walls, timber windows, often with stained glass decorative panes, and timber doors. The dominant architectural style is Arts & Crafts. The houses, which are not built to a single plan form, feature asymmetric plan forms, interrupted roof lines and individual decorative elements, such as bow windows, stained glass, timber porches and timber on the gables. They have gardens to the front and rear; the front boundary treatments are varied but similar to those of the Conservation Area.

However, as they were not part of the original estate and are somewhat more modest, it is not proposed to include them. Nevertheless, they form part of the setting of the Conservation Area and change here has the potential to impact on the character and appearance of the Conservation Area. Some houses have been altered and extended, including subdivided in one case and with garden infill in another.

Interwar Housing on Styal Road

Section 7 **Summary of Issues**

The following summarises the key negative issues to be addressed in the Management Plan. Currently there is no design guidance specific to the Bollin Hill Conservation Area. Cheshire East has published a design guide in two volumes as a supplementary planning document. Primarily aimed at developers rather than householders, it provides useful context and generic design guidance for areas (Wilmslow is in Area 5/North Cheshire Fringe).

Bollin Hill faces a number of challenges which constitute a risk to preserving and enhancing the special interest of the Conservation Area. Styal Road and the properties on the south side are part of the Conservation Area, while those on the north side form part of its setting. The scale and style of development in recent years has wrought considerable change as have changes to the houses on the north side of the road which are within the setting of the Conservation Area.

The challenges include:

- **Inappropriate boundary treatments and gates on Bollin Hill and Styal Road**. These include the introduction of materials, heights or styles for boundaries which are not traditional to the character of the Garden Suburb as well as allowing hedges to grow to excessive height, which is having a negative impact which is cumulative. The appropriate form, particularly within Bollin Hill, is either medium hedge or hedge in combination with a low wall with timber gates with a degree of transparency.
- **Front gardens with planting being largely replaced by hard standing or gravel**. While there is little on-street parking, the size of the front gardens is sufficient to allow for parking of multiple cars. However, this is not incompatible with retaining some planting within the area. Furthermore, such planting should avoid town-house style urban styles of garden design.
- **Erosion of the architectural character through designs and materials which lack the individuality and decorative quality of the earlier buildings and are bland or pastiche**. While many of the later additions and extensions have been designed using materials and architectural elements from the common palette of the original houses, some do not and lack individuality. Asymmetry, an irregular roofline and subtle decorative elements can be achieved in contemporary design without being pastiche.
- **Alteration of the grain through subdivision, extensions or new builds which are inappropriately located or too large in scale**, thereby reducing the garden setting and the gap between buildings. Subdivision of plots would have an even greater detrimental effect. Both diminish the quality of the Garden Suburb, whereby the design of house and the garden are integrated.
- **Inappropriate garden boundary treatments adjacent to The Carrs**. The Wilmslow Landscape Assessment identifies the importance of preserving this green fringe at the foot of the Bollin Hill gardens and concealing buildings. Although TPOs cover much of the area, introduction of high timber fencing in areas is potentially harmful to the setting and views.
- **Poor condition of pavements and drainage and differences in public realm appearance.** Only part of Bollin Hill is adopted. The pavements of the east (adopted) part of Bollin Hill combine a strip of tarmac, a grass verge with occasional mature trees and a curbstone. The tarmac is damaged by root heave in several places, as well as cracked and partly overgrown with moss. Excessive pooling of water may indicate drain blockage. In other areas there are wide grass verges, often with stones added to prevent parking. In some areas raised beds with stone walls have been added outside the property boundaries, replacing the grass verge.
- **Traffic and Parking.** Despite yellow lines and signage for restricted parking (9.30-10.30 and 2.00-3.00) at the east end, parking e.g. for deliveries and contractors as well as those avoiding paying for parking at The Carrs recreational area can be an issue and result in damage to pavements and verges.
- **Lack of interpretation and unsympathetic streetlamps.** There is nothing to identify the Conservation Area, its history or special interest and the only public realm elements (the streetlamps) are utilitarian and do not contribute to the character of the area. Signage at the semi-circular entrance and/or near the footpath to The Carrs could help build appreciation and the identity of the area.

Bollin Hill Conservation Area: Management Plan

Consultation Draft, March 2022

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PART TWO MANAGEMENT PLAN

Part 1, the Character Appraisal, has provided the evidence base for developing management proposals for the Bollin Hill Conservation Area. The aim of the following Management Plan is to complement existing national and local policies by providing further details concerning the management of the Bollin Hill Conservation Area.

The appraisal assists local authorities by providing an analysis of the significance of the area, by identifying opportunities for beneficial change, or for the need for additional protection and restraint. The role of the Management Plan is to address those threats to the character identified in the appraisal by setting out recommendations, opportunities and actions specific to the area. Section 71 of the Planning (Listed Building and Conservation Areas) Act 1990 places on local planning authorities the duty to draw up and publish proposals for the preservation and enhancement of conservation areas in their districts. Recognising that the character and appearance of conservation areas can be altered through incremental change, the formulation of the management plan is not a one-off process.

Designation as a conservation area brings with it a degree of additional statutory protection under planning legislation, the main consequences of which are as follows:

- The extent of 'permitted' development is reduced. Planning permission is needed to add cladding, add any extensions to the side of the original dwelling, add a dormer window or install a satellite dish on the chimney or front of the building.
- Further control measures such as 'Article 4 directions' may be placed upon an area or part of an area. The introduction of such controls is the subject of consultation with owners to establish their needs and support, such as clear design guidance. These measures are not retrospective but may be served to maintain for example the characteristic appearance of windows, doors, garden boundaries and gates, etc.
- Any works to prune or fell any protected tree requires the written consent of Cheshire East Council. In the case of all other trees over 75mm in trunk diameter measured 1.5m above ground level, six weeks written notice is required to allow consideration for protection. Should a tree be felled, a replacement is usually required.
- Stricter rules apply in conservation areas with regard to the type and size of advertisements that can be erected without advertisement consent.
- The desirability of preserving or enhancing a conservation area is a material issue in determining a planning application.

Additional control measures include:
Building Preservation Notice. A form of temporary listing served on the owner of a building which is not listed, but which the Local Planning Authority considers is of special architectural or historic interest and is in danger of demolition or alteration in such a way as to affect the character as a building of such interest. A BPN provides protection to a building in that, for a period of six months after service of the BPN, it is subject to the same rules as if it were in fact listed, allowing time for a formal assessment to be carried out.[37]

Section 215 Notice. Local Authorities have the power to serve a Section 215 Notice on the owner (or occupier) of any land or building whose condition is adversely affecting the amenity of the area, particularly a conservation area. This Notice requires the person responsible to clean up the site or building, or the authority may carry out the work and reclaim the cost.[38]

Compulsory Purchase Orders. The Planning Act 1990 affords Local Planning Authorities the power to serve Compulsory Purchase Notices, with the authorisation from the Secretary of State, on land or buildings that are required to secure development, re-development or improvement.[39]

[37] Planning (Listed Buildings & Conservation Areas) Act 1990, section 3.

[38] Town & Country Planning Act 1990, section 215.

[39] Planning (Listed Buildings & Conservation Areas) Act 1990, section 226.

Section 8 Management Proposals

8.1 Boundary Review and Amendment

Policy Context

Section 69(2) of the Planning (Listed Building and Conservation Areas) Act 1990 requires local authorities to carry out reviews 'from time to time' but there is no indication in law how often this might mean. Good practice is generally accepted to be every 5 years.[40] Guidance suggests reviews should take place where there is pressure for change, and where the original designation took place many years ago. The following should be considered on boundary review: the boundary should be coherent and, wherever possible, follow features on the ground, the boundary should not be drawn too tightly, so excluding integral parts on the periphery; the boundary should ensure the setting is adequately protected, including landscape features such as open spaces or roads (in such cases, the test should be whether the wider area justifies the controls that conservation areas bring); the boundary should ensure all relevant legislation is used, including that in relation to trees; and the boundary should consider more recent architecture and history which might now be regarded as having special interest.

Issue/ Threat

The Bollin Hill Conservation Area was designated in 1988 and the boundary has not been reviewed since. The rationale for the definition and boundary of the Conservation Area as originally drawn related to its identification as a small, planned estate, largely laid out by Halliday, Paterson & Agate, who also designed the Arts & Crafts inspired interwar houses. Research established that other architects were involved and that there is other housing of similar quality and style nearby.

The Appraisal proposed that the Conservation Area boundary be extended to include the house and plot of:

- **9 Styal Road**. This pre-war Arts & Crafts house occupies the corner site on the south side of Styal Road and Cliff Road, a gateway site on the larger junction which marks the beginning of Bollin Hill. Although it predates the Bollin Hill development, as it appears on the 1907 OS map, its external appearance is very similar in character and it makes a positive contribution to the setting of the Conservation Area.

8.2 Areas with the Potential to Influence the Setting of the Conservation Area

Policy Context

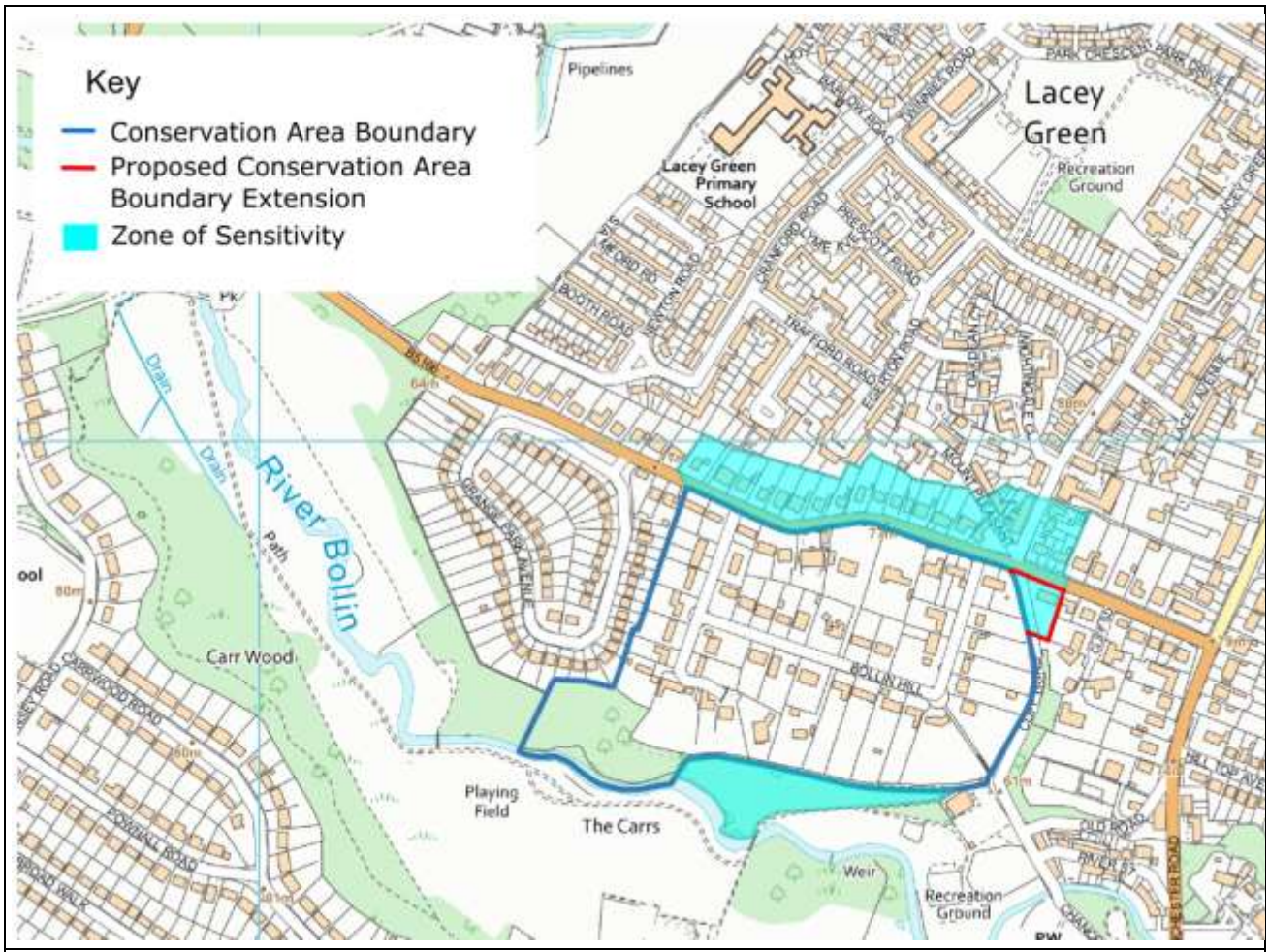
It was considered inappropriate to extend the Conservation Area boundary to include areas to safeguard its setting. However, it is seen as an issue that should be highlighted in the Management Plan. Sites on its periphery have the capacity to influence perception and appreciation of the Conservation Area and it is important that this be taken into account in managing change around its edges.

Issue/Threat

Styal Road is the gateway to Bollin Hill. The properties on the south side are included within the Conservation Area but those on the north side are not. Not part of the original Bollin Hill development, nevertheless they date from the same period, are in a similar architectural style and make an important

[40] Planning (Listed Buildings & Conservation Areas) Act 1990, section 69(1)(a).

contribution to the setting of the Conservation Area. Some houses have been altered and extended, including subdivided in one case and with garden infill in another. In order to highlight and safeguard the setting of the Conservation Area, it is proposed that an 'area of sensitivity' be identified around the edge of the Conservation Area on Styal Road numbers 22-48 that has the potential to influence its setting. These are also indicated on the Boundary Amendment Plan below. Proposals for development in these areas must have regard to and ensure the setting of the Conservation Area is preserved or enhanced.



Proposed Revision to Existing Conservation Area Boundaries

8.3 The Local Heritage List

Policy Context

There are no listed buildings within the Bollin Hill Conservation Area. Buildings which are not of national significance do not merit statutory listing. However, buildings which are valued for their contribution to the local scene, or for local historical associations, may be included on lists of *locally important buildings*, or the *Local Heritage List.* Under the NPPF these are considered to be non-designated heritage assets. Historic England encourages the use of local designation to provide communities with the opportunity to identify and manage those aspects of their heritage that are

important to them.[41] Local planning authorities should ensure that local plans set out a positive, proactive strategy for the conservation of the historic environment in their area.

Cheshire East Local Plan Strategy SE7 3(b) refers to "Non-designated Assets" but not explicitly to a Local Heritage List. A Local List was published and adopted on 14th November 2010, stating: 'Inclusion in this list, however, does not afford any additional statutory protection or grant aid, but it is intended that every effort will be made to conserve those buildings and structures contained within it, in order to benefit the Borough as a whole. This will be achieved by persuasion and the careful consideration of development proposals as they arise.' This supplementary planning document also includes the criteria for identifying such buildings, namely they should be "the best of the non-statutory listed buildings in the borough, be substantially unaltered and retain the majority of original features" and, in addition, meet one further criterion from the list.[42] However, while preparing this plan, it was stated that Cheshire East do not accept NDHAs within conservation areas, categorizing such buildings which would qualify instead as positive contributors, perhaps making a higher level of contribution.

Issue/ Threat

Cheshire East Local Authority's HER currently includes two monuments within the Bollin Hill Conservation Area (base of Wilmslow Cross and Site of former Textile Mill) but these are not included on the Local List nor are any other buildings in the Conservation Area. The Conservation Area Appraisal identifies a pair of semi-detached houses which together would appear to meet the criteria for selection for a local heritage list. In addition, a number of buildings are identified as making a positive contribution to the Conservation Area, for reasons set out in an appendix to the appraisal.

8.4 Control of Development – Demolition and Redevelopment

Policy Context

Not all buildings make the same contribution to the character and appearance of a conservation area. Amongst those identified as 'positive contributors', some will make a higher level of contribution than others. Consequently, applications for demolition must always be accompanied by the proposals for redevelopment which should respect the character of the conservation area but avoid bland or pastiche architecture, in order to assess the overall impact.

Specifically, the total demolition of any building in a conservation area in residential use, or any buildings attached to that, or any buildings exceeding 50 metre2 requires prior approval by the local planning authority. Similarly, approval is also required for the demolition of any wall higher than 1 metre if adjacent to a road or public open space or higher than 2 metres elsewhere. NPPF defines the elements of the historic environment that are worthy of consideration in planning matters as 'heritage assets', which include conservation areas. The process of designation identifies them as having a level of significance that justifies special protection measures. NPPF states,

> "Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
>
> - the nature of the heritage asset prevents all reasonable uses of the site;

[41] Historic England, *Local Heritage Listing, Historic England Advice Note 7,* 2nd ed. (London: Historic England, 2021) 6.

[42] Cheshire East, Local Development Framework, Local List of Historic Buildings Supplementary Planning Document (Cheshire East, 2010) 6

- and no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- and conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible;
- and the harm or loss is outweighed by the benefit of bringing the site back into use."[43]

The NPPF states "Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision."[44]

The Local Authority's Policy implies a presumption in favour of retention of buildings within conservation areas. SE7 states: The Council will support development proposals that do not cause harm to the significance of heritage assets (both designated and non-designated) and seek to avoid or minimise conflict between the conservation of a heritage asset and any aspect of development. "Development proposals that cause harm to, or loss of, a designated heritage asset and its significance, including its setting, to provide a clear and convincing justification as to why that harm is considered acceptable. Where that case cannot be demonstrated, proposals will not be supported."

Issues/ Threats

The loss of buildings which make a positive contribution to the character of the Conservation Area generally damages the integrity of the area. Deliberate neglect, or damage to a building to ensure it is beyond reasonable economic repair, for example in order to redevelop a site, is occasionally a problem in conservation areas. Particularly where plot sizes are generous by contemporary standards, proposals may include subdivision which may have a negative impact on the grain and density of the Conservation Area.

8.5 Control of Development-Article 4 Direction Restricting PD Rights

Policy Context

Permitted Development rights refer to a range of minor developments to domestic dwellings. These permitted development rights are slightly more restricted in conservation areas for some types of development, but this does not prevent various alterations to houses being carried out without the need for permission. However, over time the cumulative effect of such changes may spoil the special interest or local distinctiveness of the area.

An Article 4 Direction is a legal device available to local authorities enabling them to exert tighter controls on changes to the outside of houses facing a road or open space. They can be introduced to bring certain types of minor development back under local authority control so that they may consider potentially harmful proposals and decide whether or not to grant consent. Such Directions are normally used to control a proliferation of often minor alterations to buildings or associated structures, which can cumulatively erode the character of the conservation area over time. They can relate to the entire conservation area or to a specified section. Their introduction is accompanied by clear guidance on appropriate design and materials.

[43] Ministry of Housing, Communities and Local Government, *National Planning Policy Framework* (London: Ministry of Housing, Communities and Local Government 2021) para.201.

[44] Ministry of Housing, Communities and Local Government, *National Planning Policy Framework* (London: Ministry of Housing, Communities and Local Government 2021) para.196.

Research has found that the impact on resources due to an increase in planning applications is actually minimal because clear, concise controls, supported by appropriate guidance, encourage like-for-like repair or replacement in matching materials.[45]

Issue/ Threat

There is currently no Article 4 Directions in Bollin Hill Conservation Area but there is evidence of cumulative harm to the character of the Conservation Area from a series of relatively minor alterations which would not have needed consent. These include altering boundary walls, widening openings, changing gateposts and gates and increasing hard standing at the expense of the front garden, as well as garden boundaries onto the public open space of The Carrs and alterations to the simple grass verges which form part of the property boundary.

The Article 4 is not retrospective but would mean certain works to the front of a house or facing public space (or within its curtilage) would need planning permission. Within the area of Bollin Hill Conservation Area that is unadopted, the property boundary extends to halfway across the road. The types of works affected include:

- enlargement, improvement or alteration to a dwelling house, including re-pointing,
- cladding, and alteration to windows and doors,
- erection or alteration of an outbuilding, enclosure or pool,
- erection of a porch,
- alteration of a roof including rooflights, dormers, or changes to the material,
- erection, alteration or removal of a chimney,
- painting of exterior walls,
- installation or replacement of a satellite dish and associated cabling,
- erection, alteration or removal of gate, fence, wall or other means of enclosure,
- making or extending a hard-standing
- works to the verges, pavement and road outside the property.

8.6 Highway Works to Pavements and Roads

Policy Context

The Historic England guidance *Streets for All: North West* contains detailed advice for the management of highway works in conservation areas. Historic England states that treatments of roads within historic areas should reflect their purpose and location. The general principles for highway works in historic areas are:

- Surface treatments should relate to their urban character
- Retain or reinstate setted edges, cobbles and grass verges, taking into account the needs of all users
- Avoid the unnecessary introduction of kerbs in rural areas
- Use surface dressings to reinforce local distinctiveness
- Use road markings sparingly in sensitive areas, consistent with safety standards
- Consult local disability organisations on detailed design

They also state that in many conservation areas inappropriate street furniture can mask the special character of the area. They advise that Local Authorities should:

- Identify and remove superfluous or redundant items

[45] RPS Planning, *Planning Research into the use of Article 4 directions on behalf of the English Historic Towns Forum* 2008, paras 3.18-3.19.

- Reduce new furniture to a minimum by good design
- Locate signs, traffic signals and lighting onto existing street furniture and buildings
- Co-ordinate style, colour and siting of street furniture
- New designs should be simple, elegant and appropriate to context
- Consult local access groups or disability organisations

Issue/ Threat

Although the Conservation Area is small, the Conservation Area Appraisal identified issues requiring the attention of highway works. The condition of the road and pavement in the adopted part of Bollin Hill and the different appearance of the adopted and unadopted areas have a negative impact on important views within the Conservation Area and detract from its character. The streetlights on in the Conservation Area are of an unsympathetic modern design.

8.7 Trees, Landscaping and Views

Policy Context

Section 211 of the Town and Country Planning Act 1990, as amended, requires that anyone proposing to cut down, top or lop a tree in a conservation area must give six weeks' notice to the local planning authority. The purpose of this requirement is to give the authority and opportunity to make a tree preservation order. In the case of all other trees over 75mm in trunk diameter measured 1.5m above ground level, six weeks written notice is required to allow consideration for protection. Should a tree be felled, a replacement is usually required.

Legislation gives powers over trees in conservation areas – essentially, anyone proposing to cut down, top or lop any tree has to give notice to the local authority, which can then decide whether to make a tree preservation order (TPO) based on its contribution to the area.

Cheshire East Local Strategy Policy SE5 protects trees, hedgerows and woodlands and where development is concerned, "the sustainable management of trees, woodland and hedgerows including provision of new planting within the infrastructure of new development proposals to provide local distinctiveness within the landscape, enable climate adaptation resilience, and support biodiversity".

For any planning application in the area involving development which may affect trees, it will be necessary for the applicant to provide a detailed tree survey, together with a specification of any proposed work to the trees. The application should be specific with regards to external and landscaping works, including levels, hard surface construction, and service trenches. In addition, protection of trees shown as being retained will be required during construction. A scheme showing how this will be achieved will need to be submitted and agreed by the Local Authority before work starts and adhered to throughout the construction works. Trees and the area underneath them will need to be securely fenced, to protect them during the use of machinery or other vehicles and stock piling of soil or materials.

Issue/ Threat

As a garden suburb, the number and diversity of mature trees is important to the character of Bollin Hill Conservation Area. As a conservation area, there is automatic protection of all trees above a specified diameter (75mm, measured 1.5m above ground level). Many are also protected through individual and group TPOs, including all trees at the bottom of the gardens and on The Carrs. In addition, there are TPOs on several hedges and many trees within gardens but other gardens with

mature trees have no TPOs and those on the grass verges on Bollin Hill are not included. These trees provide an important screen and reinforcement of historic boundaries as well as being integral to key views, such as those along Bollin Hill Road and from The Carrs up to Bollin Hill. Some trees are causing root heave to pavements on Bollin Hill. In some circumstances the future of these trees may be threatened.

8.8 Safeguarding Green Infrastructure

Policy Context

East Cheshire Local Strategy SE6 recognises the importance of a good quality, accessible network of green spaces, referring in particular to the River Bollin river corridor. Para 2 refers to "Safeguarding green infrastructure assets to make sure that development does not compromise their integrity or potential value." The Wilmslow Landscape Character Assessment identifies as landscape opportunities that “the woodland valley sides should be well maintained and actively managed” and that “development should not encroach onto the wooded slopes so the sense of enclosure created by the woodland is maintained.

Issues/Threat

Bollin Hill Conservation Area includes a section on the wooded valley bottom and lower slopes of The Carrs, the location of the historic textile mill, as well as land within the Bollin Hill gardens which forms part of this landscape. The majority of the gardens are mature, landscaped and planted to accommodate the steep slope, maintaining the tree cover, with secure but discreet boundary treatments. There is a risk, especially in plots which have been subdivided and/or redeveloped, that changes to the planting, landscaping and boundary treatment encroach on and negatively impact on the character of the wooded slopes and diminish the sense of enclosure. Furthermore, an adjacent zone of sensitivity has been identified, comprising an avenue of mature trees marking the former historic road (now footpath) which leads from The Carrs. Within this, works to the trees without an apparent replacement strategy are impacting on the tree cover.

8.9 Monitoring, Enforcement and Remediation Strategy

Policy Context

Effective conservation area management requires enforcement and remediation to resolve breaches of planning requirements, non-compliance with conditions on schemes which have consent, and unauthorised works and infringements of planning law. Enforcement and remediation actions are also very effective when used to secure the repair and full use of buildings at risk and to remedy the poor condition or unsightly nature of land or buildings, where it is adversely affecting the amenity of a conservation area.

Historic England guidance recommends the development of procedures[46] for monitoring change in conservation areas on a regular basis, such as photographic surveys and recording. Beyond this Historic England guidance recommends that the special character of conservation areas is protected and enhanced by enforcement of planning controls.

[46] Historic England, *Conservation Area Designation, Appraisal and Management, Historic England Advice Note 1 (*London: Historic England, 2019) 38.

Issue/ Threat

The lack of a detailed dated photographic record can frustrate enforcement actions as the enforcement action cannot be taken unless the un-authorised alteration can be shown to have been carried out within the previous four years. The cumulative effects of the deteriorating condition of a conservation area generally, and buildings at risk in particular, can go unnoticed without regular monitoring. The Conservation Area is currently in fairly good condition. In the future the Local Authority can take enforcement action against unauthorised works which have been carried out in the Conservation Area using the detailed dated photographic record to support enforcement actions.

8.10 Community Involvement, Interpretation and Guidance

Policy Context

Both Historic England and Government guidance recommend the involvement of residents, interest groups and businesses within conservation areas. Government guidance emphasises the need for local planning authorities to work with the local community to understand the significance of heritage assets. Community involvement can also assist in efficient conservation area work, ensuring valuable local knowledge is available to influence new development and regeneration within the conservation area. The local community can also assist in the promotion of good design and conservation, and in the appreciation of the value of the conservation area.

National planning guidance promotes early public involvement in policy formulation and decision making. Historic England guidance on the management of conservation areas also stresses the need for local involvement and suggests consultation activity should generally be in line with the Statement of Community Involvement, whether or not it applies technically.[47] Regular information, consultation and participation with the town Local Authority and Town Council, local amenity societies, environmental groups, residents' associations, chambers of commerce and local business organisations helps sustain community involvement.

Issue/ Threat

Historically it is understood that there was a strong sense of community within this small area. Today some descendants of early residents remain but not all are familiar with the history and significance of Bollin Hill. Thus, the lack of any interpretation boards and the absence of information on the historic development and design guidance may contribute to ill-informed and inappropriate alterations to properties.

[47] Historic England, *Conservation Area Designation, Appraisal and Management, Historic England Advice Note 1 (*London: Historic England, 2019) 13.

Section 9 **Design Guidance**

9.1 Introduction

Design within a conservation area needs to adhere to specific guidance to ensure that it is appropriate and does not erode the character of that area.

9.2 Building Design

Context

East Cheshire Local Plan Strategy Policy SE7 para. 4 states: 'For all heritage assets, high quality design should be achieved. It should aim to avoid poorly executed pastiche design solutions and should foster innovation and creativity that is sensitive and enhances the significance of heritage assets in terms of architectural design, detailing, scale, massing and use of materials.' The Cheshire East Borough Design Guide 2017 provides more details of landscape and architectural character and identifies Wilmslow as within the Settlement Character Area 'North Cheshire Fringe'.

To be considered as appropriate, any development proposal must preserve or enhance the character of the Conservation Area. The specific aspects of architectural style have been summarised in the Conservation Area Appraisal. New developments will, accordingly, need to be of the highest standards of design and contextual materials. The important building form and style in the area is of individually designed, two-storey detached or semi-detached dwellings from 1920s-1950s built in the Arts and Crafts style including feature decorative elements, as well as later buildings which contribute to the character of the Conservation Area.

It is in this context that the design of new developments will be considered. The main requirement for new building design is that it should be compatible with both the character and the setting of the area. This is a job for a skilful and sensitive architect and cannot be achieved by following simple guidelines. However, it is appropriate to draw attention to some aspects. Successful designs have usually followed the character of the area as expressed in width relative to plot, proportion (e.g. of window height to width), roof styles, building form and materials. The existing line of the street should be adhered to. The CABE and Historic England guidance, *Building in Context, New Development in Historic Areas* urges developers to consider the following questions to ensure that any new design within a Conservation Area is appropriate:

- How does the proposed building relate to its specific site?
- Is there a positive and imaginative response to any problems and constraints?
- Have the physical aspects of the site been considered, e.g. any changes in level within or beyond it? Are access arrangements convenient and existing routes respected?
- Can the amount of accommodation required be fitted on the site in an elegant way?
- How does the proposal relate to its wider setting?
- Are the street pattern and grain of the surroundings respected?
- Are there changes in height between the existing and new development and, if so, how are they managed?
- Will the result enhance or damage the quality of the townscape?
- How is the density of the proposal related to that of existing and neighbouring uses?
- If there are differences, are they acceptable?
- Has the impact of the building in close views been assessed? Is it either weak or overpowering? Does it respect the scale and rhythm of its neighbours?
- What materials are used?
- How do they relate to those of the surrounding buildings?
- Is the quality as high?
- Are there interesting comparisons or contrasts in the use of materials?
- How will the colours work together?

- Is the architecture of the building suitable for the uses it contains?
- Is it trying to be too grand or pretending to be more modest than it really is?
- How does the architecture present itself to the viewer?
- Is there a strong composition in the pattern of solid to opening in the façade?
- Does the detailing of the materials show signs of careful thought or originality in the way the building is put together?
- What contribution, if any, does the proposal make to the public realm?
- If new open space is created, is it clear that it will provide a positive benefit and have a genuine use?
- In the wider setting, has the impact of the building in views and vistas been considered?
- Does it make a positive or negative impact?
- Does it form a harmonious group with existing buildings or features in the landscape?
- Does it distract the eye from the focus of the view and if so does it provide something better to look at?

Bollin Hill Design and Materials

The interwar Bollin Hill houses exhibit a considerable range of building materials. The predominant building material is brick, brownish but not uniform, with a broad range of colour in the light brown-reddish spectrum. The walls are variously brick, painted and rendered, or just painted and brick is frequently used in a variety of ways for decorative detailing. Particularly on gables and cross gables there is use of a variety of materials including hanging tiles, weatherboarding and half-timbering. Many of the roofs have small rectangular tiles of stone slate, but pantiles, tiles and slate are also found. Ridge tiles are often heavy and a decorative feature in their own right. Windows are generally timber framed but occasionally metal; small paned windows and leaded windows are common, as are feature windows which may use different materials for decorative surrounds. Porches and doors utilise a variety of materials including stone, timber and stone slate.

The pre-dominant style of Bollin Hill is Arts and Crafts-inspired. The two-storey houses (sometimes 2 ½) are detached or semi-detached, with gardens to the front and a larger garden to the rear and some space either side. Their design is characterised by their individuality, while drawing on a palette of materials and design characteristics and decorative features which appear in different combinations. The roofline is varied, broken up by chimneys, cross gables, sections of catslide roofs and dormer windows. The decoration is subtle and understated but its presence is a feature in the design of these houses, including curving ridge tiles, stacked tiled corbelling, brick arches, including blind arches. Additionally, the designs usually include an individual feature element, such an integrated porch or door surround or an unusual window.

Issue/ Threat

Work that negatively affects the external appearance of a building can include the replacement of existing elements or the addition of an extension, particularly where it is positioned to the side or front of a building, altering the appearance and rhythm of the street. Also, new development within the Conservation Area can have a negative impact on the character of the area if the development is not appropriate in terms of design or materials.

9.3 Boundary Treatments and Hard Standing

Context

Designed as a garden suburb facilitating community living, the gardens of Bollin Hill were conceived as an extension of the house, providing outdoor living space. The space to the rear was generally

not private, separated by high hedges, but the front garden was visible over a low hedge or hedge and wall combination which were no higher than shoulder height. The front gardens were characterised by a combination of some hard standing and grass, trees and planted areas within the boundary. Many of the properties of the Bollin Hill Estate had both a pedestrian gate and path to the house and an entrance for the car. Gates were generally timber and either lower at the base with vertical bars in the upper section, which was sometimes curved, or entirely of vertical bars. Outside the wall or hedge there is generally a simple grass verge edged with curbstones to the road and drive. On the garden boundaries to the public space of The Carrs, while there is a need for robust high boundary treatments to provide security, these have traditionally been predominantly green (wire fences or fences or railings inside a high hedge), so that the wooded appearance of the slopes is retained. Historic England guidance advocates the retention of historic boundary treatments and the use of traditional materials.

Issue/ Threat

There are several examples of where traditional boundary treatments to the street have become much higher; hedges have grown or been replaced by other high boundary treatments. Some are none-traditional such as more elaborate and/or extensive brick walls or timber fences, ornate railings or high solid gates. Additionally, the areas of hard standing within the front gardens have in cases been so far extended that little or no planting or grass remains. The changes can reduce views of the houses, reduce the former community character and alter the garden character to one that is more urban. New development has not always retained the appropriate treatment of grass verges, not introducing curb stones, replacing verges with raised beds or paving over drains. Regarding the garden boundaries to The Carrs, some recent boundary treatments do not blend in visually.

9.4 Extensions

Context

As stated in Historic England guidance “The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, are proportion, height, massing, bulk, use of materials, use, relationship with adjacent assets, alignment and treatment of setting. Replicating a particular style may be less important, though there are circumstances when it may be appropriate. It would not normally be acceptable for new work to dominate the original asset or its setting in either scale, material or as a result of its siting. Assessment of an asset’s significance and its relationship to its setting will usually suggest the forms of extension that might be appropriate”.

Many of the houses of Bollin Hill have been successfully extended but in other cases extensions to the side have been at the expense of green space between the buildings.

Issue/ Threat

Inappropriate extension of historic buildings in terms of size of location can not only diminish the historic character of the individual structure but can also have a negative effect on the significance of the Conservation Area.

9.5 Dormer Conversions

Context

As stated in Historic England guidance “The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, are proportion, height, massing, bulk, use of materials, use, relationship with adjacent assets, alignment and treatment of setting. It would not normally be acceptable for new work to dominate the original asset or its setting in either scale, material or as a result of its siting. Assessment of an asset’s significance and its relationship to its setting will usually suggest the forms of extension that might be appropriate”. When having a dormer conversion, there is an alteration to the scale of the property.

Dormer windows are a common feature in Bollin Hill and take a variety of forms, enabling use of the roof space, and contributing to the varied roof line.

Issue/ Threat

A poorly designed dormer extension could transform the building to a scale and massing that is not historically accurate and is inappropriate. Dormers should not be at the same height as the roofline.

9.6 Windows

Context

Government guidance advocates the retention of historic material and features within conservation areas to preserve the historic character of the area. To retain the historic character, it is desirable that future works should be in the historic character of the building.

In Bollin Hill the window forms are varied in form and position; most are timber-framed but some are metal. In addition to the number and variety of dormer windows. Many Arts & Crafts houses have windows which are either small pane windows or have decorative leading, usually in a rectangular pattern but occasionally in a diamond pattern. The first-floor windows are often positioned directly beneath the eaves but the ground floor windows sometimes have a lintel of soldier bricks above them or, where the house is rendered, the window opening may be enhanced by brick detailing. And not all the interwar houses have either small pane of leaded windows; both 8 and 23 have large pane casement windows

Issue/Threat

During research carried out by Historic England in 2003 they found that small scale changes such as replacement plastic windows, satellite dishes and paved over front gardens to conservation areas were slowly degrading the historic character of these areas. Alterations and modern additions to windows and the introductions of new windows in forms that are not in keeping with the age or style of the building have a negative effect on the character of the Conservation Area.

9.7 Doors and Porches

Context

Government guidance advocates the retention of historic material and features within conservation areas to preserve the historic character of the area.

There is considerable variety in the treatment of entrances. Amongst the Halliday, Patterson & Agate interwar houses, there are small stone slate canopies supported by timber pillars, internal porches

with arches of different forms, marked by decorative stone or brick panelling, porches built into corners and no porch at all. However, they are modest in size and integrated into the building, unlike larger porches with pitched roofs which may be found on houses from an earlier or more recent period, such as at Victorian Lacey Oaks. One of the largest interwar properties, Rocklands, does not have a porch. Where there is a porch, it is generally small; larger porches with a gable roof or in another style are usually later additions and inappropriate. The design of a porch should take the style and scale of the original building as a starting point and aim to be proportionate and sympathetic. The internal porches, such as at 11 Bollin Hill, Twigmoor and Dacre are emphasised externally by decorative features but these tend to emphasise craftsmanship and the materials rather than be over ornate. The front doors are timber and individual in design, often featuring small, glazed features or other decorative craft details. Rocklands has a vertically panelled door with a line of three rectangular lights while High close has a single-coloured, curved triangular light, set into a carved panel in a heavy timber door with its original wrought iron furniture. At 5 Bollin Hill the door features vertical panelling and an ornate brass numberplate, beneath a cantilevered rectangular flat stone canopy.

Issue/ Threat

While there has been little replacement of original doors, new development has not always included doors or porches with the level of craftsmanship or individuality which characterises the Conservation Area.

9.8 Roofs, Chimneys and Rainwater Goods

Context

Roofs are one of the most important elements of any building and chimneys contribute to the variety of the roof line of the Conservation Area. The importance of a varied roofline and the variety of materials have been discussed under building design. However, it is also important that any roof replacement or repairs should be done with identical or visually similar materials and the roof form retained.

Issue/Threat

Alterations to the roof line or roofing material of a building can have a negative effect on the visual harmony of the Conservation Area. Where rooflights are installed, these should be conservation-style rooflights which are flush with the roofs rather than standing above the surrounding area, located on the rear slope of the property. Plastic guttering and downpipes are not appropriate in the Conservation Area. It is considered that the longevity and appearance of cast iron guttering, if properly maintained, repaired and installed outweighs the use of plastic rainwater goods. Where replacement is necessary, cast aluminium is an acceptable compromise.

9.9 Maintenance

Context

Historic England's guidance on *Looking after Historic Buildings* states with regard to maintenance and repair of older buildings, that:

> Maintenance and repair are needed to tackle the inevitable decay and deterioration of building fabric that occurs because of climatic conditions, wear and tear by building users, neglect or other threats. Maintenance can be defined as "routine work necessary to keep the fabric of a place in good order." The main objective of maintenance is to limit deterioration. Repair can

> be defined as "work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving alteration or restoration" (Conservation Principles 2008).

In particular, Historic England's Guidelines for Best Practice on Re-pointing Brick and Stone Walls states that:

> The appearance of brick and stone masonry owes as much to the character of the mortar joints as to the stone and bricks themselves. Unsuitable re-pointing can affect not only the look but also the durability of masonry, and is amongst the most frequent causes of damage to the character and fabric of historic buildings..... Two modern styles of pointing are often found on older masonry but should be avoided as they give the joint too much emphasis against the masonry. They also tend to be associated with hard cement-based mortars. These are weather-struck pointing to brickwork, which is slightly proud of the masonry and smoothed off at an angle and ribbon or strap, a style similar to weather-struck, ie proud of the masonry and smoothed off.

Issue/ Threat

Similarly, many of the larger houses had their own outbuildings, including large stable blocks. These too form part of the local character and history and where they are redundant, any conversion should retain their recognisable form, including yards with setts if present.

A building's life can be indefinitely extended by ensuring that roof tiles are replaced, gutters and downpipes checked and where necessary cleared of leaves and debris and greenery growing out of cracks cleared, including roots. Timber door and window frames and barge boards should be regularly repainted. Where mortar joints decay, appropriate re-pointing should be undertaken.

9.10 Car Parking, Garages and the Public Realm

Context

The Historic England guidance *Streets for All North-West* recognises the importance of the public spaces, the streets and paths through which people move, and how they contribute to the character of an area, even a small area. Today, the focus has shifted to making streets a better place for drivers and pedestrians alike, with the underlying principles to reduce clutter, co-ordinate design and to reinforce local character, while maintaining public safety. This includes Identifying the local detailing and materials of streets, pavements and the drives where they intersect with the houses as well as the design and location of street lighting and management of parking, recognising that: "Car parking is a dominant feature that detracts from the visual coherence of the public realm."

The development of the Bollin Hill Estate falls into the era of the motor car and many houses retain their original garages. The garages were generally built with pitched or hipped roofs of the same material as the main house, the timber doors vary in design. Where these have been replaced with up-and-over doors, those with a vertical design, imitating timber planks, are more in character.

Signs limit on-street parking in the adopted section of the road. Elsewhere vehicles often park on the grass verges, causing damage. Many residents have placed stones on the verges to discourage this. Additionally, later development has not always observed the traditional detailing and materials for drives, verges and curbs, for which property owners in the unadopted section are responsible.

Issue/ Threat

Today most households have more than one car and delivery vehicles and contractors are frequently parked on the street. Where garages are replaced, sometimes with larger ones, it is important that

both in design and materials these are sympathetic to the house and area and that provision of hard standing is designed to retain a significant element of soft landscaping in character of the garden suburb.

9.11 Micro Energy Generation

Context

Historic England provide the following guidance for considering micro energy generation,
"Proposals for microgeneration equipment attached to scheduled monuments that are buildings, listed buildings or historic buildings in conservation areas will generally be acceptable if all of the following criteria are met:

- the change will not result in loss of special interest;
- the visual impact of the equipment is minor or can be accommodated without loss of special interest;
- in fixing the equipment to the building there is no damage to significant historic fabric and installation is reversible without significant long-term impact on historic fabric;
- the cabling, pipework, fuse boxes or other related equipment can be accommodated without loss of, or damage to, significant historic fabric;
- that as part of the justification, the applicant can demonstrate that other energy-saving measures or other locations with less impact on the historic fabric and the special interest have been considered and are not viable;
- the applicant can demonstrate that the proposal has net environmental benefit;
- the local authority imposes a condition requiring removal of the equipment, including cabling and boxes, and making good of the historic fabric as soon as it falls out of use.

For freestanding equipment within scheduled areas, close to listed buildings, sites included in the register of historic parks and gardens, and register of battlefields:

- the appearance or setting of the site or building is not compromised;
- the ground disturbance caused by its installation is minimal and does not compromise the historic significance of the site."

Issue/ Threat

The installation of micro energy generation devices such as solar panels and micro wind turbines can be damaging to the exterior of historic structures and visually intrusive. These modern pieces of equipment can have a negative impact on the special character of the Conservation Area.

Action

9.12 Satellite Dishes

Context

Satellite dishes are viewed as inappropriate modern additions to conservation areas that negatively affect the streetscape and diminish historic character. The insertion of satellite dishes should be monitored by the local authority. The installation of a satellite dish or antenna installed on a building up to 15m in height, in a conservation area requires planning permission if it is installed on a chimney, wall, or a roof slope which faces onto, and is visible from, a road.

Issue/Threat

Inappropriately sited satellite dishes have a negative impact on the special character and appearance of conservation areas as a result of being fixed in locations which are visible in the street scene. In all areas, it is a condition of installing any antennae or dish that you must site it in such a way that minimises its impact on the external appearance of the building. In many circumstances, planning permission will be required for the installation of a satellite dish or antennae. Satellite dishes will therefore only be acceptable where they cannot be easily seen from public vantage points.

Section 10 **Contact Details and Sources**

For more information about the Bollin Hill Conservation Area, please contact:

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Sources

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Legislation and Guidance

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Historic England:

- Understanding Place: Historic Area Assessments, 2017
- Streets for All Advice for Highway and Public Realm Works in Historic Places, 2018
- Streets for All North West, 2018
- Conservation Principles Policies and Guidance, 2008
- Neighbourhood Planning and the Historic Environment, 2018
- Conservation Area Designation, Appraisal and Management, Advice Note 1, 2nd ed. 2019

Maps and Plans

Saxton's Map of Cheshire, 1577

1841 Tithe Map

Ordnance Survey: 1882, 1899, 1911, 1936, 1938, 1954, 1976, 1990, 1999

2009 Historic Environment Record Map (GIS data)

Archives and Libraries Consulted

Cheshire Archives and Local Studies, Chester

Wilmslow Library Local Studies Section

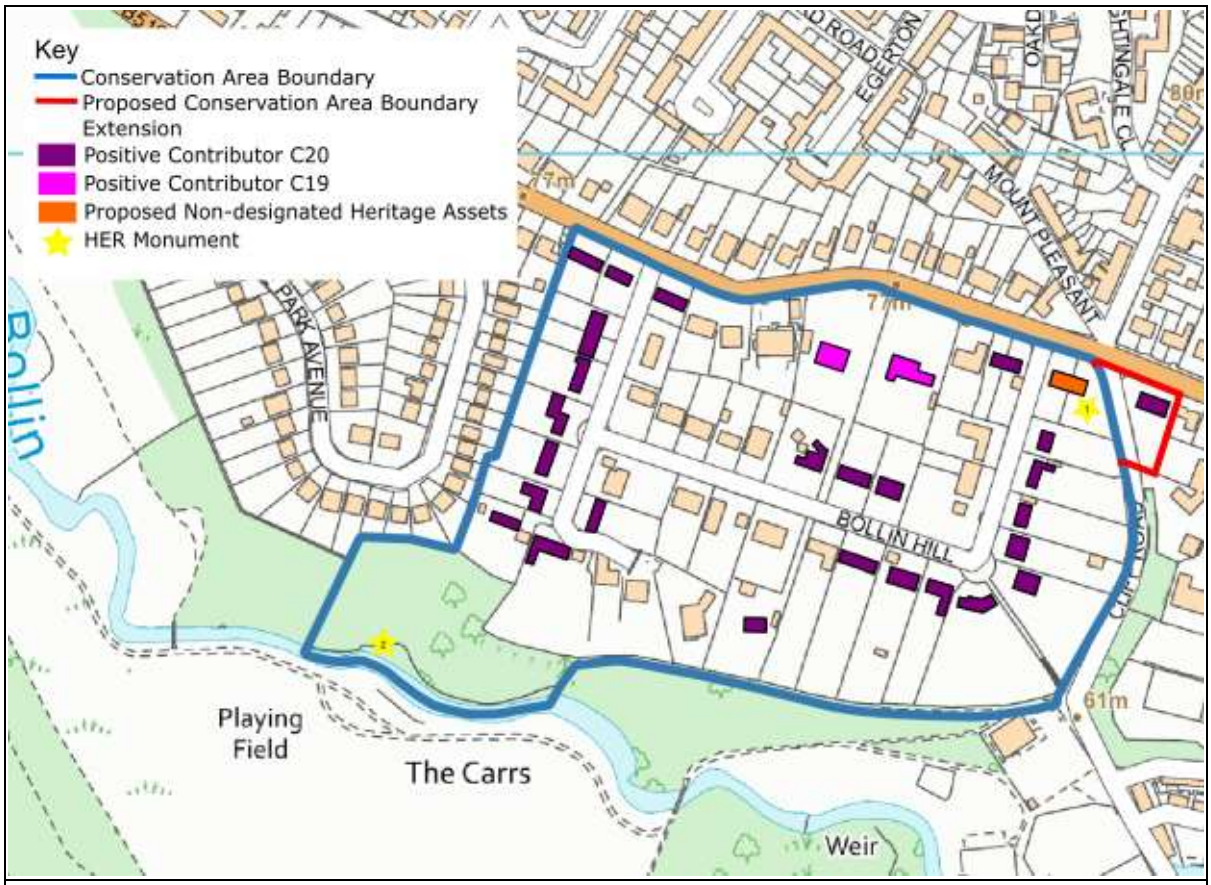
Appendix: Audit of Heritage Assets

Introduction

An audit has been undertaken of heritage assets within the Conservation Area and the areas considered for extension. These include Listed Buildings and Positive Contributors. These elements have been logged in tables and described. There are no Archaeological Sites and Monuments identified in the Historic Environment Record.

Monuments and Listed Buildings

A listed building is a building that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. There are two monuments but no listed buildings within the Bollin Hill Conservation Area, shown on the map below.



Location of Heritage Assets

1	Base of Wilmslow Cross (HER 1482)
2	Site of former Textile Mill (HER 2898/2)
3	Proposed Non-Designated Heritage Asset or positive contributor: 11 Styal Road/1 Bollin Hill

Positive Contributor Buildings			
4	Hilltop, 9 Styal Road	19	Twigleigh, 13 Bollin Hill
5	17 & 19 Styal Road	20	Longroyd, 15 Bollin Hill
6	Lacey Oaks	21	Grayshott, 17 Bollin Hill
7	Spindle Cottage, 31 Styal Road	22	Brendon, 19 Bollin Hill

8	33 Styal Road	23	The White House, 21 Bollin Hill
9	35 Styal Road	24	Beechwood, 23 Bollin Hill
10	Newlands, 3 Bollin Hill	25	Rylands, 33 Bollin Hill
11	Kenmore, 4 Bollin Hill	26	Rocklands, 35 Bollin Hill
12	Brow Cottage, 5 Bollin Hill	27	Timbercombe, 37 Bollin Hill
13	6 Bollin Hill	28	Dacre, 39 Bollin Hill
14	Croftlands, 7 Bollin Hill	29	Carrwood, 41 Bollin Hill
15	Woodfields, 8 Bollin Hill	30	Mayfield, 43 Bollin Hill
16	Rosse House (formerly Creigneish), 9 Bollin Hill	31	45 Bollin Hill
17	10 Bollin Hill	32	47 & 49 Bollin Hill
18	High Close, 11 Bollin Hill		

Monuments

Name: WILMSLOW CROSS
Location: SJ 8473 8184 Garden of 11 Styal Road
HER Number: 1482
Type and date: Medieval Cross Base. Late 16th century.
Summary: The roadside cross at Lacy Green, Wilmslow is a block of stone recessed to receive a shaft with three steps. It was probably erected during the latter half of the 16th century, and the base can still be seen at the top of 'the cliff', Wilmslow. Standing Crosses are usually of stone and date from the medieval period, mid 10th to mid 16th centuries AD. They served a variety of purposes from places of prayer and pilgrimage to places of public proclamation.

Name: SITE OF CARR MILL
Location: SJ 8430 8170
HER Number: 2898/2
Type and date: Late 18th century textile mill.
Summary: Site of a textile mill. It is listed in the Gazetteer of the East Cheshire Textile Mill survey and shown on 1st Edition Ordnance survey 25 inch and 6 inch maps of Cheshire.

Proposed Non-Designated Heritage Asset

Name: 11 Styal Road/1 Bollin Hill **Type and date**: Semi-detached 1920s houses in Arts & Crafts style. Both were designed by James Halliday, who also lived at 11 Styal Road until his death in 1932. Halliday was a Manchester architect and proponent of housing reform and a partner in Halliday, Paterson & Agate. His builder occupied 1 Bollin Hill.	

Positive Contributors

A positive contributor is a heritage asset that makes a positive contribution to the surrounding area but is neither a designated nor a non-designated heritage asset. They are classed as heritage assets as they are identified by the local authority as having a degree of significance, meriting consideration in planning decisions, because of their heritage interest.[48] They should be considered in addition to both listed buildings and buildings entered into the local list. A single building, group or landmark can be classed as a positive contributor.

These elements have been assessed with reference to Historic England criteria set out in their document.[49] The guidance uses the following questions to assess if an element should be considered for positive contribution:

- Is it the work of a particular architect or designer of regional or local note?
- Does it have landmark quality?
- Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?
- Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
- Does it contribute positively to the setting of adjacent designated heritage assets?
- Does it contribute to the quality of recognisable spaces including exteriors or open spaces with a complex of public buildings?
- Is it associated with a designed landscape e.g. a significant wall, terracing or a garden building?
- Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
- Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the traditional functional character or former uses in the area?
- Does its use contribute to the character or appearance of the area?

[48] Ministry of Housing, Communities and Local Government, *National Planning Policy Framework.* (Department of Communities and Local Government, 2021).

[49] Historic England, *Conservation Area Designation, Appraisal and Management, Historic England Advice Note 1, 2nd ed (*London: Historic England, 2019) 21.

Those buildings which have been assessed according to these criteria in the proposed Bollin Hill Conservation Area are identified on the map above.

Name/Location: Hilltop, 9, Styal Road **Summary:** Early 20th century (appears between 1897-1907). Detached Arts & Crafts style 2-storey house with slate roof and painted pebble-dash walls, two half-timbered cross-gables and chimneys breaking up the roofline. Canted bay windows flank a stained-glass window on the first floor. Original garage. *Recommended as boundary extension and positive contributor which reflects a substantial number of characteristic elements in the conservation area*	
Name/Location: **17 & 19 Styal Road** **Summary**: Pre-1936 semi-detached houses on corner site marking east entry to Bollin Hill, probably designed by Halliday, Paterson & Agate. Pebble dash walls above brick base, red tile roof with irregular asymmetric roofline and catslide roof to side, small leaded windows, red brick detailing, including semi-circular arches. *Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.*	
Name/Location: Lacey Oaks, Styal Road **Summary:** Pre-1872 large 3-storey red-brick Gothic Revival villa with slate roof, brick chimney stacks, decorative bargeboards, cross gables, casement windows under brick arches. Recently restored exterior but internal historic features previously removed. Large garden with mature trees, stone pillars to drive. *Recommended as a positive contributor because it illustrates the earliest development of the area.*	
Name: Spindle Cottage, 31 Styal Road **Summary:** Pre-1936, probably designed by Halliday, Paterson and Agate. Occupies east corner site of west entrance to Bollin Hill. 2-storey light detached house of multicoloured brick. L-shaped with steep roof/dark roof tiles, stone ridge and tall chimney, leaded lights to windows. *Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.*	

Name/Location: 33 Styal Road **Summary:** Pre-1936, probably designed by Halliday, Paterson and Agate. Occupies west corner site of west entrance to Bollin Hill. 2-storey red-brick, tile roof, decorative brick tall stack, leaded lights. *Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.*	
Name/Location: 35 Styal Road **Summary:** Pre-1936, probably designed by Halliday, Paterson and Agate. 2-storey multi-coloured light brick, asymmetric roofline, small slate tiles, decorative stone ridge tiles, semi-circular brick arch over door, leaded lights *Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.*	
Name/Location: Newlands, 3 Bollin Hill **Summary:** Probably designed by Halliday, Paterson & Agate and occupied in 1934 occupied by Richard Gibson. Red brick with some colour variation, some leaded lights, corner porch with stone tiles, timber boarding to gable with small lozenge window. Small garden, low stone wall with hedge above, central pedestrian gate *Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.*	
Name/Location: Broadlands, 4 Bollin Hill **Summary:** Pre-1936, probably designed by Halliday, Paterson & Agate. Semi-detached, light multicoloured brick 2-storey asymmetric house with lean-to canopy of porch supported by two timber posts, stone slate roof to rear, slate to front slope, with some red tile ridge tiles, stone on the slopes, stone slate detailing on the cross gable, leaded lights. *Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.*	

Name/Location: Brow Cottage, 5 Bollin Hill **Summary:** Pre-1936, designed by Oakley & Sanville, for Gerard Sanville. Detached Arts & Crafts style 2-storey house, several decorative features, stone slate roof, dormer windows to rear, brick, small paned windows, original garage and summerhouse. *Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.*	
Name/Location: Kenmore, 6 Bollin Hill **Summary:** Pre-1936, probably designed by Halliday, Paterson & Agate. Semi-detached, light multicoloured brick 2-storey house with projecting gable with timber boarding and lozenge window, leaded lights, side entrance. Original garage to south, now connected with car porch. *Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.*	
Name/Location: Croftlands, 7 Bollin Hill **Summary:** Pre-1936, probably designed by Halliday, Paterson & Agate, occupied in 1934 by Arthur Clayton. 2-storey, stone slate roof, heavy decorative stone ridge. Asymmetric cross gable with tall (diamond leaded) window with semi-circular brick arch above, leaded windows. Hedge over low stone wall with central timber pedestrian gate. *Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.*	
Name/Location: Woodfields, 8 Bollin Hill **Summary:** Pre-1936, probably designed by Halliday, Paterson & Agate. Large brick 2-storey detached house with stone slate roof, projecting cross gable, feature semi-circular arched window on 1st floor, small lean-to porch. *Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.*	

Name/Location: Rosse House (formerly Creignish), 9 Bollin Hill **Summary:** Pre-1936, probably designed by Halliday, Paterson & Agate. 2-storey brick house with stone slate roof, extended to north, cross gable, leaded windows. *Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.*	
Name/Location: 10 Bollin Hill **Summary:** Pre-1936, probably designed by Halliday, Paterson & Agate. 2-storey brick, partly half-timbered house with stone slate roof, dormers, jettied half-timbered cross gable over porch, catslide roof. *Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.*	
Name/Location: High Close, 11 Bollin Hill **Summary:** Pre-1936, probably designed by Halliday, Paterson & Agate. 2-storey, dark brick, stone slate roof, outward sloping over front bay with chimney, terracotta ridge but stone on hipped roof, some half-timbering, casement and tall rectangular windows, leaded, stone corner porch. *Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.*	
Name/Location: Twigleigh, 13 Bollin Hill **Summary:** Pre-1936, probably designed by Halliday, Paterson & Agate. 2-storey brick house with stone slate roof with heavy ridge, stone corner porch in with Tudor arch, some half-timbering and weather-boarding. Feature porch, with stone and decorative surround. *Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.*	

Name/Location: Longroyd, 15 Bollin Hill **Summary:** Pre-1936, 1927 datestone. Probably designed by Halliday, Paterson & Agate. 2-storey house with asymmetric cross gable, stone slate roof, rendered walls, semi-circular arched feature windows (sometimes blind arch) and entrance door. *Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.*	
Name/Location: Grayshott, 17 Bollin Hill **Summary:** Pre-1936, probably designed by Halliday, Paterson & Agate. 2-storey brick with stone slate roof, asymmetric cross gable, small-paned windows, semi-circular blind arch above some windows, small porch on timber pillars. *Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.*	
Name/Location: Brendon, 19 Bollin Hill **Summary:** Pre-1936, probably designed by Halliday, Paterson & Agate. 2-storey brick with stone slate roof, leaded windows, half-timbered cross gable. Flat soldier arches over windows. Original double garage. *Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.*	
Name/Location: The White House, 21 Bollin Hill **Summary:** Pre-1936, probably designed by Halliday, Paterson & Agate. 1935 2-storey rendered house with stone slate roof. Brick detailing around windows and semi-circular arched entrance door. *Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.*	

Name/Location: Beechwood, 23 Bollin Hill **Summary:** Former Mill Manager's house, 1920 Built far south of original building line, with access from Silk Lane. Rendered 2-storey house with hipped roof, bow windows to side and front *Recommended as positive contributor due to its historic association with Carr Mill, a designated heritage asset.*	
Name/Location: Rylands, 33 Bollin Hill **Summary:** Pre-1936, probably designed by Halliday, Paterson & Agate. 2-storey painted brick detached house with stone slate roof, leaded windows, brick decorative semi-circular arch above windows. *Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.*	
Name/Location: Rocklands, 35 Bollin Hill **Summary:** Early 1920s, designed by Halliday, Paterson & Agate. The largest plot, including pool and tennis court. Two storey brick with stone slate roof, designed to face south. Cross gable to front with semi-circular brick arch above leaded window on 1st floor above entrance door (no porch). *Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.*	
Name/Location: Timbercombe, 37 Bollin Hill **Summary:** Early 1920s, designed by Halliday, Paterson & Agate. Two storey brick with stone slate roof, designed to face south. Small-paned windows. Cross gable to north and to south where it features weatherboarding, catslide roof and tall chimney to west. *Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.*	

Name/Location: Dacre, 39 Bollin Hill **Summary:** Early 1920s, designed by Halliday, Paterson & Agate. Early 1920s, 2-storey detached brick house and stone slate roof, cross gable with semi-circular interior porch. *Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.*	
Name/Location: Carrwood, 41 Bollin Hill **Summary:** Plot sold off by Halliday's heirs in 1936, shown as an outline but not completed in 1954. 2-storey detached house with stone slate roof, leaded windows, open porch supported by timber pillars, following the design of interwar Bollin Hill properties. *Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.*	
Name/Location: Mayfield, 43 Bollin Hill **Summary:** Possibly 1924, designed by Halliday, Paterson & Agate. Plots for 41 and 45 sold off by Halliday's heirs in 1936 and 1937 respectively. 2-storey detached house, mainly rendered, brick plinth and decorative door surround and to windows. *Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.*	
Name/Location: New Barn, 45 Bollin Hill **Summary:** Plot sold off by Halliday's heirs in 1936, shown as an outline but not completed in 1954. 2-storey detached house with stone slate roof, small-pane windows, small porch to side of asymmetric gable, following the style of the interwar Bollin Hill properties. *Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.*	

Name/Location: 47-49 Bollin Hill
Summary: Shown as an outline but not completed in 1954, pair of semi-detached houses. Rendered walls, stone slate roof. Varied roofline with narrow cross gable featuring semi-circular arched window, with porch in return. Small-paned windows.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.

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Appendix E:
Feedback from Consultation on Legh Road, Holmes Chapel, Gawsworth, and Bolin Hill Conservation Area Reviews

Contents

1. **Legh Road** 1
2. **Holmes Chapel** 54
3. **Gawsworth** 56
4. **Bollin Hill, Wilmslow** 57

1. Legh Road

Legh Road Consultation Comments				
Comments	**Actions/Proposed/Taken**	**Object**	**Neutral**	**Support**
Objection to the removal of Lilybrook Drive from the CA	Noted and will remain	X		
It is a good very detailed proposal. We would like to see more adherence by planners in this area to plot size requirements in the LRCA. A number of properties have been developed despite surrounding property owners voicing objections.	Some of these points are for highways/hard to enforce verges. Consider these			x

We would also like to see all areas currently in the LRCA to maintain conservation tree protection despite removal of their property conservation status. It is difficult to maintain verges in Leycester Road given the tree coverage and number of contractor vehicles parking and compacting the verges causing driveways and verges to regularly flood. Hence we would prefer to retain posts, not least to protect tree roots many of which are exposed due in the past to vehicles and of course foot traffic. Leycester Road also has poor drainage and soakaways in the verges would help. Planners should insist on verges and footpaths being restored after development before it is “signed off” …. responsibility being with the property owner or utility company. We would like to see hedges and verges properly maintained particularly where there are blind bends to negotiate and difficult vehicle entry /exits to Leycester Road and also to enable people to walk properly on the verge. More regular leaf clearance would help.	points for future management of the area.			
Reference the above I would like to make the following comments: 1) I am happy to agree with the proposed boundary changes to the LRCA 2) I am NOT HAPPY / vehemently oppose the proposals on: (A) Removing security signage In my former career, I spent quite some time trying to prevent fraud and property crimes, which involved working with security specialists. Were you to seek an off the record comment from the police on their views as to the appropriateness of the security signs in deterring crime, I would suggest they would regard them as helpful. Not sufficient in	Appraisal has been amended relating to the security signage issue Grass verges are an important part of the conservation area. Enforcement issue/also to	x		

isolation, nor in absence of other appropriate security measures, but helpful, nonetheless. Something that may be contrasted with the generic "homewatch" signage that your consultant Morris so lauds, which has consistently been shown to have no significant value in crime prevention in several research studies conducted on the subject [Cirel et al. (1977), Lowman (1983), Research and Forecasts Inc. (1983), Henig (1984), Anderton (1985), Veater (1984), Jenkins and Latimer (1986), Forrester, Chatterton and Pease (1988), Bennett (1990), Matthews and Trickey (1994), Tilley and Webb (1994), Matthews and Trickey (1994b) Further, in areas where crime decreased while a Neighbourhood Watch was in place, there is no clear indication that it was due to that organisation. (Medford, 2014)] Specific deterrents always have more impact than generic. Interestingly, one of the benefits most lauded about "Neighbourhood watch" schemes is the improvement in relations between the community and the police and that these schemes provide a mechanism for improving that interaction. That is something that we have in the LRCA through the South Knutsford Residents Association —ie separate to Neighbourhood Watch — which has already seen joint initiatives on other matters including speed watch programmes and so on. My point being that it isn't neighbourhood watch that is bringing any benefit, but other factors such as the South Knutsford Group and the successful deployment of so many security signs. The consultant's document, rightly, talks about the history and heritage of the LRCA, but it is also important to recognise that we don't live in aspic. This is not a Portmeirion we are trying to recreate here. Indeed, I warrant, that were Watts, Harding et al still alive then, sadly given the way society and crime is these days, compared to their time, they too would have installed the same security prevention signage.	consider planning conditions relating to the construction management. Advisory only			

(B) Making people remove the pegs/posts/rocks etc that protect their property & verges from vehicle intrusion Some poor folk, by virtue of their properties bordering the key roads within the conservation area, regularly suffer damage from vehicles (ironically, coming from outside the area!) which destroy their grass verges and related parts. Again, somewhat ironically, they are only installing these posts, stones etc to try and protect (their) green spaces within the conservation area. I know from first-hand experience when walking my dog through the LRCA, that were it not for these brave attempts to protect these spaces, the LRCA would be a lot less green, scenic and attractive.				
We agree with the proposals in the sections below with a few comments - Enclosure - Agree Trees - Agree - some large trees are overhanging Legh Road and dangerous in high winds Grain and spatial quality - Agree Infrastructure - Agree - Not mentioned - solar panels on walls and roofs as in 36 Goughs Lane - the wall solar panels should be removed. The view from the road is an eyesore. Affecting neighbouring gardens with glare and radiation. Building Heights - Agree Roof materials and massing - Unsure Important Open Space - Agree Ancillary buildings - Agree Building materials and palette - We don't agree with the new modern houses being built in Goughs Lane as it is detrimentally affecting the ambience of the Lane. Historical Plot divisions - Agree as it is important to reinstate historic boundaries and very important not to over develop plots.	Commented and changed where applicable	x		

Streets, Traffic and Highway Management - Agree a pavement should be down both sides of Legh Road. Grass verges should be preserved in the LRCA and Goughs Lane without rocks, stumps and reflective posts. If construction vehicles damage the grass verge they should reinstate them. Do you agree or not with the Boundary Changes for the LRCA - No - the eastern part of Goughs Lane should NOT be deleted from the LRCA. Comments - This part of the town is historically rich and naturally beautiful and should be preserved and not overdeveloped.				
I fully support the LPA's intention to preserve and where possible enhance the LRCA but make the following comments on the consultation document: - More emphasis should be placed on protecting green corridors, such as large gardens, and development in these spaces should be restricted. - I object to the removal of the area of Goughs Lane which is currently in the CA. - The fashion over recent years has been to demolish perfectly good houses and to replace them with huge dwellings that virtually fill the plot leaving minimal garden. I feel this is counter to the ethos of the LRCA and any new properties should be much more proportional to their plot. - I support the emphasis put on retaining traditional boundary walls. There is now far too much close boarded fencing that detracts from the previously open nature of the CA.	Noted, changes incorporated relating to green/low density and sylvan character.	x		

I hope the above is useful and look forward to the next version of the document.				
I wish to confirm that we support the proposals for the new boundaries and management plan for the Legh Road Conservation Area.	Noted support for the boundary amendments			x
I do not support any change to fences and boundaries. The report was written in 2021 shortly after Covid when burglary was at an all-time low and therefore is now factually incorrect in that the report says “the level of crime and theft is relatively low in this conservation area” and mentions “perceived threat of theft”. There have been at least 4 properties that have been broken into in the Legh Road Conservation area by masked burglars in the last 6 months. The long term effect of having burglars in your home, especially when you are in, is devastating so I think people should have the right to privacy and protection. The report also makes a small reference to problem of vehicles over-running verges along Legh Road and Leycester Road. The roads themselves, especially Legh Road, is in an awful state now so this should be the most important issue not the height of fences or security signs showing people have invested in safeguarding their property.	The document now reflects the need for security signage	X		
Object to the removal of wooden signs form verges /security signage – it is required for the safety of residents and prevent burglaries, neighbourhood watch simply wont suffice in an area such as this	Policy wording amended and updated to reflect changes since the draft published . amendments to the figures made where required and appropriate.	x		
The Review is a scholarly, comprehensive and practical document providing an accurate assessment of the nature and standing of the whole area and the buildings it contains. It builds effectively on the 2005	Amendments to the text			x

Appraisal and provides much more historical detail supported by the evidence available in summer 2021. It recognises that further evidence may come to light and has sufficient flexibility to enable change to be accommodated in the future. The Management Plan has clear guidelines for its future protection and enhancement, although some aspects should be strengthened. 2. Some adjustment to the text will be necessary to show that Local Plan Pt 2 (SADPD) was adopted in December 2022 and that Macclesfield Borough Local Plan (MBLP) policies have been superseded and no longer carry any weight. The Housing and Heritage Policies in the SADPD are weaker for the LRCA because they are less specific. For example, MBLP Policy H12 referred specifically to LRCA as a named low density area whereas SADPD Policy HOU14 Housing Density merely states "In determining an appropriate density…..the character of the surrounding area (recognising that there are some areas of the borough with an established low density character that should be protected)" should be given weight but tit fails to name them. Text in the Appraisal should identify LRCA's low density standing since 1976 in this respect. 3. Similarly, MBLP Policy BE13 protected characteristics specific to the LRCA. SADPD Policy HER3 Conservation Areas is comprehensive but does not recognise the size and complexity of the LRCA. The Appraisal's division of the LRCA into three Character Areas is helpful but the text could make direct reference to these differences in relation to HER3 clause 1.iv ("the established layout and spatial character of building plots, the existing alignments and widths of historic routes and street hierarchy, where physically and historically evident)" to assist case officers in determining applications. 4. The Appraisal is justifiably a lengthy document. It is to be hoped that the LPA will adopt CEC's 'house style' in numerically identifying each paragraph or clause throughout. At present, some numbered sections have as many as 13 unnumbered paragraphs (eg 6.1). Sections 6.4 to	incorporated where applicable. Reference has been added			

8.4 are helpfully sequentially numbered but the rest of the Boundary Review section to the end reverts to unnumbered paragraphs. FIGURES 5. Figure 1: Molly Potts, Croft Lane should read Mollypotts. Figure 2: Goughs Lane could with advantage be added to Figures 1 and 3 6. NB The spelling of Goughs Lane is correct on Figure 2 and is generally used without any apostrophe (eg street signs; Post Office address). In the body of the Appraisal, it is mainly spelt with the apostrophe and will require amendment. GAZETTEER 7. The first entry under Parkfield Road – North Side is incorrect. It should read: Glencorrie ca 1989 Bungalow on tennis court to rear (west) of Sheer Hazel It should be placed immediately below Higham View (formerly Sheer Hazel) in section West Side of Legh Road (n to s) 8. Parkfield Road – north side: Red Walls (column 6) is perhaps worth noting that this was first modernist architectural building in the LRCA. The Willows (column 6) The house was demolished and the plot divided. The Willows is a new build and now contains the near identical Pinetops. 9. Leycester Road – north side Wolseley Lodge (column 6) Formerly Roselands built ca 1965 adjacent to Thornfield; now has its main entrance on Legh Road next to Thornfield's. 10. East Side of Legh Road (n to s): The demolition and replacement of The Hill by apartments was 1974-5. It prompted moves to create the LRCA. Please note: Arngibbon was demolished and replaced first by new build The Owls, now renamed Kempton. Somerville was demolished and replaced by new build Chimneys.	Numbering checked Gazetteer amendments made to some entries , others not felt to be required.			

11. Croft Lane: Molly Potts should read Mollypotts and is numbered 10 - 12 Croft Lane. 12. Toft Road East Side: 2-5 The Toft (column 6) Nos. 2 and 3 are a former C18 farm building, “known as The Dairy Farm until ca 1990”, previously of the Toft Estate; now in residential use. 13. East side of Legh Road (n to s): a strong case can be made for the local and possible national listing of significant buildings on the northern end of this side of Legh Rd. For example, Bramley (TM Davies), The Sycamores, Kanzan, Hazelfield, Eskdale and, possibly, The Mount. They all represent a very different architectural expression of high contemporary quality. Each deserves serious evaluation against the Listing criteria. They are a little earlier than the Italianate villas opposite and are a counterpoint to the Watt villas. Together they exemplify the evolution of architectural expressions from High Victorian to Arts and Crafts/Art Nouveau in the Edwardian period. They help to set the Watt creations in context. They contribute strongly to the character and appearance of the area. They are at risk because virtually all have been subjected to applications for unsuitable and incongruent extensions, to which the LPA has sometimes agreed. Their presence in a CA alone is not enough to resist the pressure for unsympathetic changes. Listing will also give an additional layer of protection for historic boundary treatments, gate posts and obviate inappropriate ‘barrack’ gates that harm rather than enhance the public realm. APPRAISAL SECTIONS 1 – 9 AND THE MANAGEMENT PLAN: GENERAL POINTS 14. This may fall beyond the possibilities of adjustment: the vocabulary used to indicate applications incompatible with the Appraisal Management Plan (eg ‘will be resisted’) are firmer than those seeking to promote positive actions. The tentative ‘should’ appears 12 times in section 9 and 24 times in The Management Plan. Plenty of synonyms exist to provide something stronger without closing the door to potential				

acceptable development: ‘will be expected to’; ‘necessary to’; ‘needs to be’; ‘ought to be’. Also, negatives to emphasise what is not required are available too: ‘is likely to be unacceptable’; ‘inappropriate’; ‘undesirable’. 15. The use of stronger vocabulary would make matters firmer and clearer for householders who wish to extend or otherwise modify their homes and for developers with more ambitious plans. On the same point, the summary of Negative Factors at the end of each of the Character Area analysis is useful in identifying where enhancement can be directed. However, it is a pity that they are not preceded by Positive Factors ie what features make a positive contribution and which will be defended robustly when considering any planning application. 16. For example, Character Area A, Positive Factors - The Toft Estate cottages’ rural setting around the fields that mark their historic past. - Hedged boundaries and tree-lined, sunken routes of a pre-industrial age - Striking views from Toft Road across the valley to Watt’s Italianate Terraces - Georgian, Victorian and Arts and Crafts villas that acknowledge Knutsford’s growth. 17. The aphorism ‘comply or justify’ in relation to the planning stipulations where the applicant wants something different is not stated explicitly. It is the assumption in the Knutsford Neighbourhood Plan (KNP) and is the implicit approach to planning issues in the LRCA and, it is hoped can be made explicit somewhere. 18. Is it intended to require PP or offer guidance about the location of electric vehicle charging points in relation to the frontages of listed and other dwellings visible as part of the street scene (ie within garages wherever possible; on side rather than the frontage of the main building)?	Agree, further commentary added to the Appraisal			

APPRAISAL SECTIONS 1 – 9 AND THE MANAGEMENT PLAN: SPECIFIC COMMENTS ON DRAFT TEXT 19. Page 6: Para 3.3 It should be made clear that Sanctuary Moor has two distinct areas: the southern section is wet woodland as described but the northern section is open water and meadow land. The meadow has never been subject to modern farming methods. It should ideally provide summer grazing for light cattle breeds, such as Dexters. It was of high ecological value as rare unimproved grassland, as James Baggaley can confirm, but it has deteriorated over the past ten years under different owners. 20. The meadow was offered in the SADPD call for sites as 'Land South of Lilybrook Drive' (Site FDR1756). The SADPD document ED34 Knutsford Settlement Report did not record that FDR1756 was in the LRCA, nor that it was then protected as a Site of Biological Importance Grade A. In preparing for the KNP, Sanctuary Moor was classified by Cheshire Wildlife Trust as having High Habitat Distinctiveness. In KNP Policy E3, such areas are not considered acceptable for development. 21. The site was sifted out from development potential not because of its heritage or ecological importance but because it offered only five dwellings, well below the stipulated minimum of 10. Does the Appraisal make a strong enough statement about Sanctuary Moor's importance as the setting for the heritage assets in Legh Road as well as its contribution as green open space and as a wildlife site and green corridor to the town? In any case, this section needs updating as the SBI designation is no longer recognised nationally. 22. Ground works have been and are being undertaken on the meadow section of Sanctuary Moor, notably the construction of a raised boardwalk and other surface excavations. The PP for these activities, if PP is required, cannot be found. The board walk now prevents the grazing of cattle and could constitute 'previously developed' land on the meadow (see para 17). The LPA is asked to check the precise standing of these groundworks and take appropriate action as required.	There is great detail within the appraisal about that makes a positive contribution.			

The adoption and publication of the LRCA Appraisal could provide the means to make the planning status of this part of Sanctuary Moor clear to all parties. (see also para 25) 23. Pages 18-19: the firm judgements on the important contribution which Croft Lane and Dairy Farm Field make to the agricultural heritage of the area and to the Toft Estate is warmly welcomed. The protection the Appraisal provides for Dairy Farm Field as the setting for its scattered agricultural dwellings (Humbug, Rowley Bank and Roebuck Cottages and Toft Estate cottages 3 and 5 Goughs Lane) are particularly important in establishing the sense of place and the agricultural heritage that would otherwise be obliterated. The field is in the Green Belt. 24. Page 19: In 2007 following a survey of the Sanctuary Moor SBI/LWS by Cheshire Wildlife Trust and a meeting of the SBI Review Board, the field south of Woodvale Road was removed from the LWS as it was considered no longer to be of special interest for wildlife. This removed an additional layer of protection from this site which provides the setting for the Paradise Green cottages and The Lodge, both Grade II Listed, on Toft Road. It is also the setting for the LRCA in that it provides one of the most important and historic views from Toft Road across Sanctuary Moor of the western facades ('The Terraces') of the Watt villas on Legh Road. It is understood that, regrettably, the field cannot be added to the LRCA in this Appraisal, despite its crucial importance to the designated heritage assets. 25. Page 53 New Development: This is an exceptionally helpful summary of the LPA's design aspirations. But does it need something stronger? "Evidence will be expected that the following design sources have been consulted to inform any applications for development in the conservation area". 26. Each subsection on pages 54 and 55 provides the justification for general and specific management planning expectations that follow and are fully supported. The Building Materials and Palette subsection				

is very helpful identifying LPA's expectations for the three LRCA character areas. 27. Clear ground rules need to be applied so that case officers do not approve truly inappropriate extensions on designated and non-designated heritage assets. Some officers ascribe to the idea extensions must be aggressively 21st century to show that they are different. No sense of complementing or enhancing the host building was evident in these extensions to the Coach House of Aldwarden Hill. The end product here violates the context in which it is placed. It also exemplifies the importance of assessing the effect of the development on every façade of the host building, especially if listed, and not just from the perspective of the 'street scene'. © Savills Estate Agency BOUNDARY REVIEW 28. The areas proposed to be added (Paradise Green and dwellings east of Chelford Road) are strongly supported. They make good sense to protect designated heritage assets and preserve their setting. 29. The two areas proposed for deletion are more debatable. The consultant's justification for their removal is well founded and understandable. That for the removal of the northern section of Brook Street and Lilybrook Drive would certainly remove a largely modern development at variance with the LRCA. However, the following points need to be weighed in the decision: a. The new, northern boundary created by the deletion would not be strong. The land has recently changed hands and the original field fence and gate which marked the northern boundary have disappeared. The delineation of the boundary is unclear. b. The general protection of the trees in the removed area afforded by the LRCA will be lost. A survey by CEC Trees will likely be required to create TPOs for trees that contribute strongly to what will become the setting of the LRCA in this area.				

30. The removal of the northern and eastern side of Gough's Lane, as far west as the Legh Road properties, seems even more finely balanced. Again, the justification is clear and the contrasting nature of the 'cul de sac' development accepted, but the following require careful consideration: a. The Closes have been in the LRCA for the best part of twenty-five years. Why the sudden discovery that they are incompatible? The consultations preceding their approval and the conditions applied were very thorough and found to be acceptable in the 1990s. They were rigorously applied during construction. Mike Scammel, who drew up the 2005 Appraisal, did not seek to exclude them. b. Goughs Lane northside is a clear defensible border for the LRCA; shifting it to back garden fences behind the Closes offers a much less visible and enforceable boundary. The Closes would remain in the 'setting' of the LRCA but would not have the automatic tree protection. The tree survey and TPO designations in Para 26b above would probably be needed. c. The Closes new status as the 'setting' for the LRCA offers weaker protection, as can be seen from the approvals in the current setting on the southside of Goughs Lane. Judging by recent (refused) applications, some residents in the Closes are keen on disproportionate development of their plots. It is more difficult to curb such enthusiasms outside the LRCA. d. What are the heritage grounds for retaining Leycester Close in the LRCA but excluding the better designed Crosby Closes? 31. As summarised in response to several planning applications, the community's view about the Crosby development is that 'the three gated developments on two fields on Goughs Lane were specifically designed to offer spacious, up-to-date living accommodation but of a consistent design that referred to late Victorian/Edwardian styles such as would complement the leafy environment of the LRCA. The community's aspiration is to preserve the principal characteristics of the				

area's low-density housing on substantial plots, the landscaped settings and boundary treatments, and the variety and quality of individually designed homes that reflect but do not imitate what has gone before. The Crosby Closes meet these criteria and exemplify the design style and characteristics of the 1990s'. In that sense, they may already have become part of the LRCA's heritage and worthy of inclusion in the LRCA. Decision left to Built Heritage! PLANNING CONTROL 32. The term 'pastiche' is used in the Appraisal as a derogatory term in relation to two sets of buildings. It is also used in the CEC's Design Guide and elsewhere in CEC planning as a term of disapproval. It is often code for modernism 'good', traditional 'bad'. The Scruton Commission has moved thinking on. It is particularly dangerous to use the term in the context of the LRCA where many of the listed and celebrated buildings are 'pastiche': The Old Croft, Queen Anne English Domestic Revival); Bexton Croft, Baillie Scott, Arts & Crafts; and all the Watt villas are pastiche. No-one condemns Lutyens's buildings as pastiche, yet he drew on many earlier buildings for inspiration. Where designs are inferior it is better to say so and why. (Pages 19, 21, 38 and 55). 33. Page 58 Article 4 Direction: is strongly supported. Various interpretations of PD rights (sometimes by LPA case officers) has led to a general deterioration of the street scene in the LRCA. Boundary treatments are key to maintaining the character and appearance of the LRCA. 34. Removal of doubt will be a great step forward. It may need to be made clear that no intention exists to require removal of existing boundary treatments but, when the time come to replace them, owners will be expected to adopt one of the acceptable styles or make the argument for non-compliance. The text could usefully add that a good thorn hedge is a more effective deterrent than a 2m close boarded fence.	These points have been considered in the final decision regarding removal and inclusion of parts of the conservation area. It is generally agreed that the design is inkeeping, albeit modern interpretation and does provided a			

35. The proliferation of security 'adverts' is unnecessary as is a boarded fence with barbed wire atop and inner metal fence akin to Greenham Common. The street view is one that advertises rich pickings. Such adverts have a long history (viz the 17th and 18th centuries' fire insurance plates fixed to walls performed a similar function. Perhaps a compromise could be reached – one notice allowed per street frontage. 36. Page 59: please add the helpful ticks and crosses as on page 61 to the illustrations here. One of the captions is open to misinterpretation. 37. Page 62 The local list and 'non designated heritage assets': sub para 1: SADPD is no longer a draft and Policy HER1 is adopted. Please see para 11 (repeated for convenience here): East side of Legh Road (n to s): a strong case can be made for the local and possible national listing of significant buildings on the northern end of this side of Legh Rd. For example, Bramley (TM Davies), The Sycamores, Kanzan, Hazelfield, Eskdale and, possibly, The Mount. They all represent a very different architectural expression of high contemporary quality. 38. Page 62 sub para 3: does it need to be made clear what the separate purposes of the Heritage Statement and the Design and Access Statement are? And whether they can be combined in one document provided the separate objectives are covered? 39. Page 63 Trees Sub para 8: the 'three for one' policy may not be possible in the LRCA. Certainly, a replacement of a semi-mature tree would be expected on site. Could an off-site contribution for trees elsewhere be possible? That would focus applicants' minds wonderfully if felling is the intention. 40. Page 65 Streets, Traffic and Highway Management sub para 2: Surely more than 'consideration by the Highway Authority' is required. It needs to develop a programme to raise and restore the stone kerbs, to maintain and preserve the grass verges and introduce paving materials that are sympathetic - stone flags or a surface dressing	strong northern boundary which is important to retain. Further design guidance is being produced for			

avoiding ‘blacktop’. It will take a lot of persuading for owners who maintain the grass and plant snowdrops/daffodils/wildflowers outside their homes to remove the posts, rocks and other deterrents to parking and incursion onto their manicured verges.	individual homes/character areas to support the existing Design Guide. Word pastiche removed. The appraisal does advocate the use of natural hedging and boundary enclosure over close boarded fencing options.			
Residents on Legh Road and Goughs Lane and other roads in the whole maintain all the verges alongside the roads themselves. The council does not maintain or repair verges that are either overgrown, bare (no grass), or have been damaged by vehicles continually parking half on the road, half on the verge. In order to attempt to preserve the condition and appearance of the verges within Legh Road and Goughs Lane residents, at their own expense, have placed verge posts. The verge posts prevent further damage and importantly enable adults, children, folk with prams, and others with disabilities to walk along the verges and pavements safely and easily. Does the Council and Conservation department intend to implement permanent HSE measures to fully repair and maintain these verges? Regarding the very poor condition of both the paved verges and tarmac surface along the length of Legh Road road itself, which are a disgrace and not in keeping with the overall appearance expected of any	Guidance on the verges has been included.		x	

conservation area, does the council and conservation department intend to continue to neglect the area and allow it to decay further? Comments in the review suggest residents should perhaps replace certain hedging and fencing - who is expected to cover the expense of meeting these subjective recommendations? Within the review (Management Plan (pages 53-65) it states the Local Planning Authority intends to discharge its statutory duty to 'preserve and where possible, enhance' the LRCA. Please advise the current CE and Knutsford Town Council overall budget, and future funding allocation, for the maintenance, repair and protection of the LRCA and other conservation areas in Knutsford? Is built heritage a 3rd party consultancy that has been contracted by CE for services to CE (full disclosure please)?				
Some modest changes to conservation area Proposals. • Include Woodvale Road (currently excluded) • Exclude cul-de-sacs in Legh Road vicinity (proposal to retain is not supported) • Retain Sanctuary Moor (included and to stay in) • Include Lilybrook Drive/Brook Lane (proposal to exclude is not supported) Recommend strengthened control over and management of wildlife and moorland areas Our response to the proposed conservation areas is set out under the following headings. 1. We propose and would support the addition of certain areas – namely Woodvale Road	The area was surveyed for inclusion, no further areas are proposed at this time.			x

2. We express our concerns regarding planning decisions within the boundary areas 3. We qualify our position regarding inclusion of some areas – named cul-de-sacs 4. We strongly support the retention of one area in particular – namely Sanctuary Moor We support much stronger protection for Wildlife and designated Moorland areas 5. We do not agree with certain proposed changes to the boundary – namely Lilybrook Drive 6. Conclusions 1. We propose and would support the addition of certain areas It was raised at the Town Hall meeting that a case be made to include Woodvale Road properties within the Conservation area. We would be supportive of this approach. 2. We express our concerns regarding planning decisions within the boundary areas There are a number of occasions, some identified within the document, where planning decisions appear to have been made that reduce, or worse, the architectural and or design quality of our historic buildings and heritage and their appearance eg new build, fencing style etc. Whereas by way of example, renovation work to the Old Post Office at Mobberley Cross (opposite Legh Arms) has sought to retain that history and frontage. We would encourage Planning consents that preserve and enhance the appearance of our buildings and heritage, rather than replace with unsympathetic, modern, design, build and materials quality and fencing. 3. We qualify our position regarding inclusion of some areas We note on p26 reference to the higher density of modern development eroding character, with larger buildings dominating with a much smaller				

garden space - this being particularly problematic where there is limited space between properties. Paragraph 8.3 then refers to properties in the heart of the conservation area with developments that do not preserve the character. These are cul-de-sacs comprising Fairmead and Lovat Drive, Greenacre Close and Leycester Close. The reason given for their inclusion is their location, not their design or heritage. We believe these buildings generally detract from and are 'oversized' in proportion to their site and when compared to the surrounding conservation environment. Some are built in the bland design of white and inner grey materials that are prevalent in Alderley Edge and elsewhere, with a recent addition in Grove Park facing in towards Sanctuary Moor. We believe such buildings have no place in Knutsford. We do not accept such cul-de-sacs have a place in the Legh Road conservation area. 4. We strongly support to the retention of one area in particular – Sanctuary Moor It is worth repeating the introductory text to Sanctuary Moor below: "The name 'Sanctuary Moor' is said to have been given by Watt to the low-lying area below the houses which he adapted and landscaped, by creating artificial ponds from digging out low-lying ground and partially culverting the River Lily. In this way, Watt was able to provide the new houses with a generous setting, long gardens, which stepped down the hillside in terraces, and a physical link to Sanctuary Moor. Although publicly inaccessible, the land is now a designated wildlife site managed by Cheshire Wildlife Trust who oversee a wetland management strategy." The site is deemed one of High Habitat Distinctiveness to be preserved. It is protected for planning purposes. We are shocked to see the Moor Meadow area was included in the Cheshire East Council's call for development sites, published in August	These points relate to Nature conservation , and have been passed to the relevant officer. They aren't points that would be included in the CA review document.			

2020. It was rejected on grounds only of not reaching the minimum number of 10 houses. There have been further recent encroachments and changes to the Moor including a Legh Road property garden extension down to the Lily Brook with wooden erections, gateway and fencing; a wooden walkway stretching from that garden onto Lilybrook Drive (which is not sufficiently closed to the public and who have gained entry on occasion); trees removed to enable that works, and more recent signs of strimming, including of significant areas of the Moorland Meadow. The moorland is not a garden or area for clearance. It is an area to be left in its natural state. The only justifiable reasons for intervention would be to reduce flood risk or remove incidental non-native growth. “The encroachment of domestic gardens into the nature reserve and changes to the use of the land should be resisted, as this is likely to result in loss of habitat. The selective removal of trees should only be undertaken with ecological management expertise, as this can cause further loss of surrounding trees.” “It is very important, therefore, that there is a shared management which is cohesive, and which promotes the site ecology, habitats, and the retention of the wet woodland.” We can see no justification whatsoever for such works in terms of preservation of the Watt Moorland design or its intent, preserving nature and habitat, nor for conservation. We believe there should be a total ban on developments, domesticized routes of entry or travel, tree removal and ground clearance in any part of Sanctuary Moor and that the natural habitat should be preserved wholly for nature and wildlife as a Sanctuary. It is unclear how Moor management is effected between the Council and the Wildlife Trust, and the public process by which consent is given for any changes deemed necessary for preservation of wildlife or the Moor habitat. The risk, if no one party takes responsibility, is of increased domesticisation by skipping around Planning consent nets.				

It is hard to believe the recent changes cited could have been approved by the Council or Wildlife Trust for such an area of High Habitat Distinctiveness. We strongly support the continuing inclusion of Sanctuary Moor within the Conservation Area. In the same way the Conservation proposals outline the Policy for Protection of Trees, we believe there should be clear Policies developed and publicised for Protection of Wet Woodland, Nature Reserves, Wildlife Areas and Moorland. We strongly advocate Sanctuary Moor and other wildlife habitats must form part of the recorded planning consent processes of the Council into which the Wildlife Trust will have an input. This should include refraining from using domestic garden encroachment and domestic gardening approaches so that the habitat remains undisturbed. We urge the Council Planning Teams to resist property owners attempts to replace Moorland and Woodland with domesticised gardens, constructions or other such interventions that interfere with this preserved natural habitat. 5. We do not agree with certain proposed changes to the boundary – Lilybrook Drive The narrative description and representation of Lilybrook Drive is totally unacceptable and completely underplays its significance in relation to its proximity to Sanctuary Moor and ecosystem, which impacts on Lilybrook Drive/Brook Lane and also the Town Centre Church Walk/Moorside properties and surrounding areas. Lilybrook Drive is not a Home Zone. Wikipedia definition states: “A home zone (or play street) is a living street (or group of streets) as implemented in the United Kingdom, which are designed primarily to meet the needs of pedestrians, cyclists, children and residents and where the speeds and dominance of cars is reduced.” Tucked into the low lying area below Legh Road, Lilybrook starts from Sanctuary Moor, with open views at the back of both the Woodland and				

Moorland areas, and runs along the course of the Lily Brook up to where it joins Brook Street. It is a relatively short, relatively unknown, well hidden Drive, set in a wide, open space, leafy green cul-de-sac, with a mix of detached houses, town houses and flats, sympathetically designed to be in keeping with the Watt style. This can be seen from the very impressive and grandiose design of the 'statement piece' white single construction Town House block set into the Woodland area as background and which the photograph does not do justice to. This block alone will retail in the marketplace at a total of around £4m, whilst the detached houses could achieve around £1m each. Unlike the cul-de-sacs lying off Legh Road, this beautiful, quiet Lilybrook Development gives the impression of space rather than housing density and of private, rather than public access. There are no children, cyclists, street games or community facilities. Sadly, we have a problem with cars because the road is not private and the users of the gym on Brook Street treat the Drive as a race track, turning circle and free Car Park, along with people shopping in Knutsford or using the Train Station. This is becoming an increasing issue for residents who are then left with no spaces for visitors to park. It can be difficult for cars to pass and near impossible for larger vehicles, such as removal vans, let alone emergency vehicles, to get through unless they mount the pavement, or possibly at all. We will be raising this matter again with the Council. There is reference in the narrative to Lilybrook Drive as an area which has removed all evidence of rear boundaries. We are unclear regarding the significance of this statement. • It was a planning requirement of Macclesfield Council to preserve the fencing between our White Town House gardens and that extended thin strip of garden/moorland of a Conservation Area Brook Street property, which separates our Development from the Sanctuary Moor Woodland and Moor area lying behind it on the north (Legh Road side) of Lily Brook. That back fencing is in place.	Noted and alterations have been made to the document to retain these areas. Beyond those recommended for inclusion, no further areas are being put forward for consideration at this current time. The review was extensive			

• It is a planning requirement to maintain a permanent stock fence separating the Lilybrook detached houses and land from Sanctuary Moor on the south side of the Brook (Grove Park side). This was in place until c18 months ago when the wooden walkway was put through. We understand that the fencing, and Access gate (for the purposes of Wildlife Trust and Owner Access only) were due to be put back. To date this has not happened. Unfortunately this has now made this once inaccessible and fully protected Moorland more easily accessible to the public, even though it is marked Private Property. It is Knutsford Town Council's policy for a buffer between areas of High Habitat Distinctiveness and Residential Developments. A strip of our undeveloped Freehold land sits inside the boundary fence line to our Development, which we assume is intended to meet this requirement, along with the boundary fence, which needs to be put back. In addition to the presentation and style of this beautiful open Lilybrook Development, we believe this area makes a positive contribution to the Conservation Area and is an area of special interest for the following reasons: • Lily Brook is Integral to the Sanctuary Moor ecosystem. There is an integral relationship regarding management of the flow of Lily Brook from the 'Watt' Pond areas through the Moor, through Lilybrook Drive/Brook Lane, across and down to Church Walk/Moorside and into Tatton Lake. The narrative on p50 sets the scene. "As a local wildlife site, much of which is managed by agreement with the Cheshire Wildlife Trust, with large water bodies, an area of historic bog and water meadows, the ground holds considerable water, but water levels have risen increasingly in recent decades and flooding has affected standing trees; works to the ponds and natural water courses and drainage ditches can cause flooding at the Brook Street end, whilst any downstream obstructions or changes such as temporary damming can cause water to rise at the Croft Lane end. The consequences of	and reflects what is considered to be important/significant to the CA.			

any interventions into this area are often felt in different localised areas, so the whole area is susceptible to different management practices. It is very important, therefore, that there is a shared management which is cohesive, and which promotes the site ecology, habitats, and the retention of the wet woodland." It is worth noting the investigation into the cause of rising water levels on the Moor suggested "the River Lily is …. unable to cope with this extra load as it was constructed, along with its' culverts, for a smaller flow". Residents living adjacent to the Brook have a duty to maintain the channel and keep the water free flowing. A main culvert stands within the grounds of a property on Brook Lane. Any blockage directly impacts on flows into the town centre and stops the Moorland and Lilybrook Flow. Flooding can occur if the blockage is not quickly resolved. The lower corner of Lilybrook's white Town House block lies at Brook level on the north side and can flood if the culverts are blocked at Brook Lane or by Moorland lying water released into the Brook or in wetter periods of the year. Currently this property is in the Conservation Area but would be taken out if the Conservation Proposal is upheld, whilst the area immediately opposite on the south side of the Brook would remain in the Conservation Area as it lies just within Sanctuary Moor. Higher water levels and water retention is also impacting on Flow in the Town Centre Moorside area which can be overwhelmed and does flood at those seasonal points. • Garden areas and land. Continuing careful management of the Lilybrook garden areas and land that neighbours the Moor boundary is essential to prevent encroachment of non-native species and also	Further design guidance or SPD will be produced which may assist in design/planning decisions in the future.			

invasion by aggressive native weeds that could otherwise threaten the natural moorland habitat if not kept in check. • Nature. It is of note that Lilybrook Residents have recently provided to the Cheshire Wildlife Trust a list of 74 different species of Birds viewed from the white Town House block that overlooks the Moor woodland areas and enjoys its garden visitors. This list includes some rare and uncommon species. The bird list includes some breeding birds that have Amber and Red Listed UK Conservation Status. It is worth noting here that Sanctuary Moor is also home to a wide variety of plant, mammal and amphibian species. • No change. There has been no change to those factors which led to Lilybrook Drive being designated as part of the conservation area and no changes made that are so significant that the special interest no longer applies. Rather we see ourselves, as do Croft Lane property owners, as gatekeepers of the Moor and essential to its survival. We strongly advocate that Lilybrook Drive and Brook Lane remain within the Conservation Area, that the Permanent Boundary fence is put back and the buffer zone is fully restored and reinforced. We also request that the Council enables permit parking for Residents only along the length of the Drive. Conclusions: Our Response Proposes Some modest changes to the conservations proposals. • Include Woodvale Road (currently excluded) • Exclude cul-de-sacs in Legh Road vicinity (proposal to retain is not supported) • Retain Sanctuary Moor (included and to stay in) • Include Lilybrook Drive/Brook Lane (proposal to exclude is not supported)	Noted			

Some tightening of Planning decisions within the primary Conservation Areas to preserve heritage Clarification of responsibilities between the Council and Cheshire Wildlife Trust regarding Wetland, Nature Conservation, Woodland, Wildlife and Moorland areas. In particular: • Introduction and reinforcement of Policies regarding such Areas • Introduction and reinforcement of Planning applications and formal consent for changes to such Areas, having regard to Council and nature conservation policies in force.	Noted , the document has been revised to retained the areas suggested for removal based on resident comments.			
I refer to the above. I and my partner live on Astley Close, Knutsford, WA16 8GZ (just off Goughs Lane) and it is proposed that we are removed from the CA. We strongly support being removed from the CA. Our house is 25 years old and in our view there is no reason, other than historical before our house was built and there was a field which our house was subsequently built on, for our house to be in the CA. We heard at a meeting at the Knutsford Town Hall, that the houses off Goughs Lane, provide a buffer to the CA. This is not a reason for us to be in the CA. The houses off Leycester Road with their large gardens	Noted, this has been carefully reviewed , the area is to remain within the CA. the strong northern boundary this retains, along with low density			x

are in the CA and provide what should be the boundary line of the CA, rather than some houses off Goughs Lane. The other side of Goughs Lane to us is not in the CA and there is no conservation reason for Astley Close to be in the CA. It is appropriate that we are removed from the CA.	modern development consistent with the wider area.			
I live in Goughs lane and understand the extent of the Legh Road Conservation is under preview. Although my property is on the south side of the lane I am very concerned about the proposal to take out part of Goughs lane from the LRCL this would be detrimental to the whole area. Although I am not in the conservation area but what happens on the other side of the road affects all of us. I am sad that we have already lost too bungalows one on the south side the other in the conservation area this one is now in the process of having a large house erected Bungalows are very much needed in the Knutsford area and it is sad to see them go I wonder what will replace the too that are due to be knocked down soon they are on the left side of where Legh road joins Goughs lane I have seen many changes in the 40 years that I have lived here and do understand that things have to change so I am glad that the LRCL is there to keep an extra eye on things	Noted, area is to remain within the boundary for the reasons stated above		x	
We wish to object to the proposed boundary changes to the Legh Road Conservation Area (‘LRCA’) and specifically, the proposal to remove the three residential ‘closes’ at the northeastern end of Goughs Lane, namely Rutherford Drive, St George’s Close & Astley Close. As the LRCA Appraisal 2021 (‘the 2021 Appraisal’) confirms (page 39), the land on which the three Crosby closes were built was originally identified for development within the LRCA in November 1982, 40+ years ago. Planning permission was granted in the spring of 1998 and the properties were built, marketed, and sold during 1999 (i.e., the best part of 25 years ago). Since then, they have been an integral part of	Noted – as above , wording amended to reflect the contribution made to the conservation area.	x		

the LRCA. The 2005 Appraisal (seemingly very similar to the present one?) didn't recommend their removal. So, the obvious question is, what has changed? In 1997/8 Crosby/Berkeley Homes (the builders) and Macclesfield Borough Council (MBC) went to considerable lengths to ensure that the positioning, design and detailing of the properties within the three closes complemented those of the LRCA, within which they were designed to sit. The 2021 Appraisal mentions many common features of the broader LRCA, such as: a rural, sylvan character (p22) the dominant character is one of gardens surrounded by soft perimeters (p32) an abundance of mature trees, which mark the boundaries of dwellings and sit within their gardens (p29) {which} have {often} been supplemented with…hedging (p29) boundaries {tend to be} dominated by mature hedges and trees (p31) {properties tend to be} part-hidden, high-status, genteel housing (p4) {or} prestigious, usually detached villas…sitting in generous garden plots with mature tree planting. Despite leaf cover, very few {residences} are completely hidden (p21) {the houses tend to have} a particularly strong, coherent and individual design (p17) {there is some} Cheshire black-and white half-timbering (pp24, 26 & 35) {the roadways} follow gentle curves with short, unfolding progressive views (p28) The 23 properties on St George's Park are of at least 12 completely different designs, are all 5-bedroom detached houses, "planned to the highest standards…"; "on an open-plan site…"; "with many mature				

trees and … hedging"; "on the edge of the LRCA"; "with appealing and individual elevations" (the latter phrases are taken from the original sales literature). The only significant change to the developer's original proposals for St George's Park, which MBC insisted on, was an increase in the number of properties from 19 to 23 – which of course meant that the resulting density was rather less than the 1-2 houses per acre found in some (but certainly not all) of the rest of the LRCA. Many, (actually 37!) additional compulsory design details, covering everything from window design and materials to street lighting for the properties, were specified in a 'conditions' letter attached to the final grant of planning permission. Given all this history (which spans the 2005 Appraisal), it is rather surprising to read that your consultants now consider the three Crosby closes to be 'out of place' (p47) and 'generally of low or no architectural value' (p39). We would argue that, as a result of all this care and attention, the three Crosby closes are less 'out of place' and have considerably more 'architectural value' than most of the other modern developments in the LRCA such as: Greenacre Close (p25, p37) Leycester Close (p37) Lovat Drive (p37) Fairmead (p14, p22, p37) Molly Potts Close (not referred to in the 2021 Appraisal?), and				

on the tiny portion of the Old Toft Road (between Croft Lane and Woodvale) (p19), We note that it is recommended that all of the above should remain in the LRCA despite their having 'little or no architectural or historic interest' (p37) and 'not preserving its character' (p37). Why therefore should the three Crosby closes be singled out for removal? Particularly when their removal will leave such an awkward boundary with adjacent properties – as opposed to the simple and easily understood triangle of Chelford Road, Goughs Lane and Toft Road we have now? What possible advantages will this change bring? Over the past 25 years the 'look and feel' of the three Crosby closes have matured as the numerous trees, bushes and hedges have grown and the building materials have weathered. The 2021 Appraisal is how much of the street scene is obscured in other parts of the LRCA. It also mentions on how some of the boundary treatments (walls, fences and hedges), pavements and accessways etc within the historic part of the LRCA leave much to be desired (pp 23, 25, 27, 30, 31, 33, 46 et al). The street view along Goughs Lane and Chelford Road bordering 2 St George's Close is now particularly pleasing with mature trees, native holly/hawthorn hedging being the first sight entering the gateway into Knutsford and the Conservation Area (p27). The LRCA planning rules have proved vital to preserving the carefully crafted character and appearance of the three Crosby closes and, amongst other things, we are concerned that their removal might encourage even more extreme proposals. These may not only affect the Crosby closes themselves but may also impact the appearance of the remaining areas of the LRCA				

Summary We will be very disappointed if the proposal to remove the 3 Crosby closes from the LRCA goes ahead. They were always intended to be part of the LRCA - and meticulously planned (by MBC and the developers) to fit in with it. 25 years on they have matured nicely – and are arguably one of the best features of their particular part of the LRCA. As owners/residents who actively sought out a property in the LRCA we are concerned about the potential loss of CA planning protections, and the effect on property values if the proposals are adopted. It seems strange that some other modern developments within the LRCA which would appear to have even less architectural or historic interest than ours are being recommended to remain. We do not understand what possible benefits Cheshire East Council (CEC) or Knutsford Town Council (who have commissioned and paid for this report) will see by making the change. The new boundary will presumably be awkward to manage and the reduced level of planning control in the 3 Crosby closes could easily lead to them having a negative impact upon the adjacent LRCA. Overall, it seems unnecessary and inappropriate to declassify these three Crosby closes at this point - and after all this time. Removal of the Crosby homes from the LRCA could lead to over development, loss of the green boundaries and be detrimental to the gateway into Knutsford from Macclesfield.				
As a resident of that part of Goughs Lane being considered for removal from the Legh Road Conservation Area (LRCA) I would kindly ask that this proposal be reconsidered and rejected.	Noted- amendments made as above	x		

My wife and I have been residents within the LRCA for the last 40 years and have noted the development of the area first hand. Our properties have been both modern (Leycester Close built to our design in 1984) and early 20th century (Oldfield, built 1914) and in the latter case we saved a property (that had been allowed to deteriorated badly) by significant refurbishment within the original structure. I reject the idea that newer properties such as those built by Crosby have little or no architectural value solely because they were not individually designed. There are many prominent new properties within the LRCA that fall into this category which have been received planning approval within the last few years having been designed to a formulistic concept similar to the Crosby houses albeit on a smaller numerical scale. They can be seen along the principle roads of the LRCA - over dominant, over prominent, too big for the plots that previously contained small to medium sized properties of low density. I live in Astley Close but outside of the gated area and feel that our property plus others built by Crosby 25 years ago, blend well into the mix of properties within the LRCA. They are surrounded by mature trees (there are approximately 60 mature trees along the northern side of Goughs Lane!) which continues the theme of rural greenery of which the LRCA is proud. The priority should be to maintain the current spectrum of properties and protect those that are considered to be under threat (such as Pendle Cottage and Lane End on Legh Road). Do you plan to "cherry pick" the good from the less good within the LRCA leaving an area without a real easily defined southern boundary? I ask that you reconsider your proposal and leave the northern side of Goughs Lane within the LRCA.				
As a resident at 33 Goughs lane, I would like to register my concern in relation to the southern boundary change of the LRCA as proposed in the recent appraisal.		x		

It is a privilege to live in the LRCA which is a significant heritage asset to the town of Knutsford. The present boundary formed by Goughs Lane between Toft Road and Chelford Road forms a natural coherent enclosure containing the major assets and attributes of a conservation area. Clearly not everything within the boundary has the same degree of merit, particularly in comparison with the century-old properties on Legh Road. But Goughs Lane is by no means an outlier: there seems to be little logic in singling out the eastern section of Goughs Lane as an anomaly warranting exclusion. My strong preference would be to retain the clear and obvious boundary of the entire south side of Goughs Lane and ensure that future developments are more consistent with the conservation area ethos than past ones have been. Rather than make boundary changes to accommodate historical failings in planning, wouldn't it be preferable to maintain the boundary and focus on future enhancements?				
As mentioned, I live in the area on Goughs Lane currently in the LRCA but proposed by the consultation report to be taken out of it. Whilst I can appreciate comments about the Crosby development, those houses have now been there over 20 years, the landscape around them has matured considerably and they now form part of the established setting down Goughs Lane. In addition at least one house within the area proposed to be taken out is stated in the report as having some architectural merit. Looking at the houses on the part of Goughs Lane proposed to be retained within the LRCA, apart from the pair of old cottages which deservedly need protection, there are 2 new builds, an undistinguished pair of brick semis, and three or four other houses (1960's or 1970's?) which by themselves are not very special. It therefore seems to me to be illogical to take out of the LRCA an area which deserves protection, even if only as a barrier and some	Document amendment as above	x		

guarantee against inappropriate development in the future, while leaving in an area which in the main has no particular merit and certainly no more than the Crosby end of the street. Goughs Lane itself along the full length is a natural boundary for the rest of the Conservation Area and it should continue to be looked at as a whole, avoiding any possible erosion of or damage to the overall Conservation Area. I have also pointed out that the plan as presently drawn includes in the LCRA 2 houses on Rutherford Drive which were part of the Crosby development. If they are in why not the rest? I would strongly urge there to be a reconsideration of the proposal to take out part of Goughs Lane from the LRCA. I am also concerned that taking out part of Goughs Lane from the LRCA could lead to requests to change the street scene by adding street lighting and pavements. Again I appreciate others may raise highway safety issues, but on the whole, apart from the morning and evening traffic, (and blockages caused by developer's vehicles which are hopefully a temporary matter), Goughs Lane remains a quiet leafy street for most of the time, and I would not want to see any encouragement to heavier traffic use by making the street more urban and changing its character – it has already been changed enough over the last 30+ years. Within the LRCA, the consultation report makes much of fencing and driveway development. I agree that some of the boundary treatments which have taken place especially along Legh Road are out of keeping with the general character of the neighbourhood, but in practice is the Council likely to do anything about this? I expect not. I would also add that I am concerned that taking part of Goughs Lane out of the LRCA could be detrimental to the tree cover which presently exists as the Conservation Area protections would no longer apply, and indeed although some trees have TPO protection there could be calls for the TPO's to be removed as not being appropriate in a non-				

conservation area neighbourhood. This would seriously affect the nature of Goughs Lane.				
We would like to comment on - and object to - the proposed boundary changes to the Legh Road Conservation Area (‘LRCA’) and specifically, the proposal to remove the three residential ‘closes’ at the northeastern end of Goughs Lane, namely Rutherford Drive, St George’s Close & Astley Close. The first two of these, adjacent to one another, are sometimes referred to as St George’s Park. In this letter, we will focus on Rutherford Drive (where we live), St George’s Park and/or ‘the three Crosby closes’ as appropriate. We have numbered our paragraphs. 2. As the LRCA Appraisal 2021 (‘the 2021 Appraisal’) confirms (page 39), the land on which the three Crosby closes were built was originally identified for development within the LRCA in November 1982, 40+ years ago. Planning permission was granted in the spring of 1998 and the properties were built, marketed, and sold during 1999 (i.e., the best part of 25 years ago). Since then, they have been an integral part of the LRCA. The 2005 Appraisal (seemingly very similar to the present one?) didn’t recommend their removal. So, the obvious question is, what has changed? 3. In 1997/8 Crosby/Berkeley Homes (the builders) and Macclesfield Borough Council (MBC) went to considerable lengths to ensure that the positioning, design and detailing of the properties within the three closes complemented those of the LRCA, within which they were designed to sit. The 2021 Appraisal mentions many common features of the broader LRCA, such as: a rural, sylvan character (p22) the dominant character is one of gardens surrounded by soft perimeters (p32)	Noted, as above document altered	x		

an abundance of mature trees, which mark the boundaries of dwellings and sit within their gardens (p29) {which} have {often} been supplemented with…hedging (p29) boundaries {tend to be} dominated by mature hedges and trees (p31) {properties tend to be} part-hidden, high-status, genteel housing (p4) {or} prestigious, usually detached villas…sitting in generous garden plots with mature tree planting. Despite leaf cover, very few {residences} are completely hidden (p21) {the houses tend to have} a particularly strong, coherent and individual design (p17) {there is some} Cheshire black-and white half-timbering (pp24, 26 & 35) {the roadways} follow gentle curves with short, unfolding progressive views (p28) many of which were deliberately and carefully incorporated in the layouts and designs of the three Crosby closes. To add to the picture, the 17 properties on St George's Park are of at least 12 completely different designs, are all 5-bedroom detached houses, "planned to the highest standards…"; "on an open-plan site…"; "with many mature trees and … hedging"; "on the edge of the LRCA"; "with appealing and individual elevations" (the latter phrases are taken from the original sales literature). 4. The only significant change to the developer's original proposals for St George's Park, which MBC insisted on, was an increase in the number of properties from 15(?) to 17 – which of course meant that the resulting density was rather less than the 1-2 houses per acre found in some (but certainly not all) of the rest of the LRCA. However, within Rutherford Drive, two properties (#'s 7 & 5) are believed to still meet this criterion.				

5. Many, (actually 37!) additional compulsory design details, covering everything from window design and materials to street lighting for the properties, were specified in a ‘conditions’ letter attached to the final grant of planning permission. The letter relating to the 17 properties on St George’s Park was issued on behalf of the Chief Planning Officer on 23 October 1997. There was presumably a similar letter for the properties on Astley Close. As far as we can see, none of these documents (i.e., the original planning permissions or the supplementary ‘conditions letters’), are mentioned or referred to in the 2021 Appraisal. 6. Given all this history (which spans the 2005 Appraisal), it is rather surprising to read that your consultants now consider the three Crosby closes to be ‘out of place’ (p47) and ‘generally of low or no architectural value’ (p39). We would argue that, as a result of all this care and attention, the three Crosby closes are less ‘out of place’ and have considerably more ‘architectural value’ than most of the other modern developments in the LRCA such as: Greenacre Close (p25, p37) Leycester Close (p37) Lovat Drive (p37) Fairmead (p14, p22, p37) Molly Potts Close (not referred to in the 2021 Appraisal?), and on the tiny portion of the Old Toft Road (between Croft Lane and Woodvale) (p19), 7. We note that it is recommended that all of the above should remain in the LRCA despite their having ‘little or no architectural or historic interest’ (p37) and ‘not preserving its character’ (p37). Why therefore should the three Crosby closes be singled out for removal? Particularly				

when their removal will leave such an awkward boundary with adjacent properties – as opposed to the simple and easily understood triangle of Chelford Road, Goughs Lane and Toft Road we have now? What possible advantages will this change bring? 8. To return to our main theme, over the past 25 years the 'look and feel' of the three Crosby closes have matured as the numerous trees, bushes and hedges have grown and the building materials have weathered. The street view through the gates of Rutherford Drive is now particularly pleasing and images of it regularly appear in magazine articles about Knutsford - and on TV. For example, Rutherford Drive was featured in the opening title sequence of Police Interceptors (Series 5?) and during an episode of Homes under the Hammer – when the programme was actually about a property on the other side of Goughs Lane (i.e. not in Rutherford Drive or even in the LRCA). 9. That is not to say that there have not been challenges to the original design principles for the development. Rutherford Drive, for example, has survived several significant planning applications which, had they succeeded, might have completely changed the 'look and feel' of the development. Examples have included: 00/2391P – a proposal to build a full height brick wall around the side of a property (along most of the south-western side of Rutherford Drive itself). This was rejected and appealed. The independent inspector's decision notice (dated 19/6/01) confirmed the rejection saying that, "the main issue is the effect of proposed development on the character and appearance of the LRCA". 16/0692M – a proposal to convert one of the two matching single-storey garages which frame the entrance to Rutherford Drive to add upper-storey living accommodation. Again, this was rejected and appealed. The independent inspector's decision notice (dated				

13/12/16) confirmed the rejection, saying that “I conclude that the appeal proposal would fail to preserve the character and appearance of the Conservation Area”. However, please note that the applicant subsequently resubmitted a similar proposal as part of a more comprehensive planning application (under 17/1423M) which was eventually granted - but the double-height garage/accommodation block has not been built. 10. Of course by 2016/17 (the date of the second PA mentioned above) there was a much greater emphasis on the ‘street scene’ of the LRCA (i.e., ‘the view in’ for passers-by). In paragraph 8 we’ve illustrated how successful this is as far as Rutherford Drive is concerned, whereas a common theme of the 2021 Appraisal is how much of the street scene is obscured in other parts of the LRCA. It also mentions on how some of the boundary treatments (walls, fences and hedges), pavements and accessways etc within the historic part of the LRCA leave much to be desired (pp 23, 25, 27, 30, 31, 33, 46 et al). Obviously few if any of these concerns apply to the three Crosby closes. 11. To summarise, it seems to us that the LRCA planning rules (settings?) have proved vital to preserving the carefully crafted character and appearance of the three Crosby closes and, amongst other things, we are concerned that their removal might encourage even more extreme proposals. These may not only affect the Crosby closes themselves but may also impact the appearance of the remaining areas of the LRCA. For example, unsympathetic future developments could easily affect the important views from the A537 (Chelford Road) for those travelling in or out of Knutsford (p27). 12. The potential dilution of the planning controls is one of two specific issues we have with the current proposals, the other being the potential effect on the value of our property(ies).				

13. Given the very precise and, in some cases expensive, requirements of MBC for making the three Crosby closes fit in with the LRCA's design ethos, the first and all subsequent owners obviously paid a premium when purchasing their properties. If the CA status is to be removed, then presumably the house values will fall? This seems unjust... Concluding Remarks/Summary We will be very disappointed if the proposal to remove the 3 Crosby closes from the LRCA goes ahead. They were always intended to be part of the LRCA - and meticulously planned (by MBC and the developers) to fit in with it. 25 years on they have matured nicely – and are arguably one of the best features of their particular part of the LRCA. As owners/residents who actively sought out a property in the LRCA we are concerned about the potential loss of CA planning protections, and the effect on property values if the proposals are adopted. It seems strange that some other modern developments within the LRCA which would appear to have even less architectural or historic interest than ours are being recommended to remain. And, despite reading the 2021 Appraisal several times, we're struggling to understand what possible benefits Cheshire East Council (CEC) or Knutsford Town Council (who have commissioned and paid for this report) will see by making the change. The new boundary will presumably be awkward to manage and the reduced level of planning control in the 3 Crosby closes could easily lead to them having a negative impact upon the adjacent LRCA. Overall, it seems unnecessary and inappropriate to declassify these three Crosby closes at this point - and after all this time. We therefore wish to object to this proposed change.				

I write with regards to the consultation of the above area We live on Leycester Road and we use Homeguard Security to protect both our property and ourselves Under the proposal I believe we would potentially not be able to display their security shields which give us a high amount of confidence and also a huge deterrent to potential criminals Please kindly consider this	Document has been amended to reflect residents needs for security signage	x		
Issues raised - what is the procedure and timetable for this consultation- please post this on the webpage with the consultation documents. - Sanctuary Moor- concerned about building on the land. In Knutsford Plan for 10 houses. Will taking Lilybrook Dv out of the CA make the permission easier. Owner has been doing engineering works and concerned residents ask if this has planning permission - what is the need for open fences/gates and views into the gardens – 'nosey parker charter' - what about security - it is subjective as to who allows development to be considered in keeping or not- unfair - can we keep Goughs Lane in for symmetry reasons it is a natural boundary to the conservation area if remove it then would there be more encroachment with the next layer of housing on the edge of the CA? - will Goughs Lane become a rat run if it is out of the CA, will there be street lighting and pavements added? - who is maintaining the footways and roads- poor management know and 'we pay high taxes for this'	Document amended to reflect residents comments, boundary will remain as it currently is.	x		

- please can someone amend the document to format it adequately. For it to be a useable document it should be paragraphed numerical with sub paragraph references as well. - please can the references to Design and Access Statement requirements AND Heritage Statement requirements be clarified and detailed. - question why 2 properties near section 2 of the map (area to be deleted) included as they are of the same development which is being deleted - question why the properties on Woodvale Road which are large pleasant detached of some quality are not inc in the CA extension				
As a resident at 33 Goughs lane, I would like to register my concern in relation to the southern boundary change of the LRCA as proposed in the recent appraisal. It is a privilege to live in the LRCA which is a significant heritage asset to the town of Knutsford. The present boundary formed by Goughs Lane between Toft Road and Chelford Road forms a natural coherent enclosure containing the major assets and attributes of a conservation area. Clearly not everything within the boundary has the same degree of merit, particularly in comparison with the century-old properties on Legh Road. But Goughs Lane is by no means an outlier: there seems to be little logic in singling out the eastern section of Goughs Lane as an anomaly warranting exclusion. My strong preference would be to retain the clear and obvious boundary of the entire south side of Goughs Lane and ensure that future developments are more consistent with the conservation area ethos than past ones have been. Rather than make boundary changes to accommodate historical failings in planning, wouldn't it be preferable to maintain the boundary and focus on future enhancements?	Noted, document has been amended as per comments above.	x		

I have a Knutsford Home Guard sign. It is helpful as a security feature, and so people know who to contact if my alarm goes off. I disagree with the plan to ban these. I agree with the problems caused by builders vans parking on the verges, these cause recurrent damage. Can this be made a parking offence? We need speed humps and a speed camera on Legh Road. Most traffic breaks the 30mph limit, often by a considerable amount.	Document amended on this point of signage	x		
We are writing as a resident of Rutherford Drive regarding the consultation regarding the Legh Road Conservation Area. We have not had enough time to read through the proposals in full detail, but have skimmed it. On page 39, you mention "It is recommended, therefore, that the northern and eastern side of Gough's Lane, as far west as the Legh Road properties, be removed from the Legh Road Conservation Area and the boundary re-drawn." We are writing to register a strong protest against this recommendation and we oppose it in the strongest possible terms. 1) From our reading of the document, the thrust appears to be preventing a loss of character afforded by buildings of architectural value and for nature conservation. It makes no sense at all to us how reducing the boundaries will contribute to this. If anything, it will encourage and permit the exact opposite behaviour on the boundary of the proposed new conservation area. This does nothing whatsoever to enhance, protect or maintain the philosophy of the Conservation Area.	Document amendment to retain the areas suggested for removal	x		

2) If the developments in question do lack architectural value as you claim, this was a decision for the council back in 1998 when you gave permission for their development. How can you possibly consider punishing present owners of properties in these developments who bought in the knowledge that they were buying into the Conservation area? At the time the developers would have made whatever efforts and concessions were necessary to achieve permission. It is outrageous to now move the goal posts. Although we appreciate the fascinating and thorough detail of history of the area, we are really quite surprised at how poorly thought out this recommendation is and that there is no logical explanation for it.				
Knutsford Town Council supports the Legh Road Conservation Area appraisal along with the proposed boundary changes and is committed to supporting Cheshire East Council in the application of the management plan document.				x
I have no real problem with the suggested changes to the conservation area (though I could query why, when allowing the building of the Lillybrook development, the developers had to go to great trouble to maintain the facia on Brook St but are now being taken out of the conservation area because of what the other side looks like) My real query was about where my residence is in Sparrow Lane. I note that the buildings of 1 to 8 Sparrow Lane are within the red line but are not on the list in the appendix. This small development was built as estate and farm workers cottages on a plot of land bought by Peter Legh in 1848, they were built in 1851 along with and connected to 1-3 Mobberley Road which was part of the same development. I am not sure if you would want to update the appendix or the drawing but I would be happy to walk you around the site (it's not very big) to show	Document amended		x	

how it was built and the few changes that have since been made so that you could decide.				
My concerns are about demolition of a conservation area impact on (private) road during the build of the new houses. E.g Crains Lorries, Vans etc. impact (private) road - entrance and access after the build e.g. residents, visitors, deliveries… Extra volume of traffic using traffic lights at end of road when houses are occupied Diversion of the River Lilly. Impact on wildlife	No changes made – noted comments and are reflected in the document			x
Firstly, I am pleased that the Town has over the years protected its heritage in the manner expressed in yours and previous appraisals. This in the face of ever demanding housing needs and is testimony to the planning authorities along with residents of the town who choose to make the effect to protect its heritage. The Conservation Area has seen many changes in the last ten years, particularly to the area of Legh Road directly affected by house building, removing an existing house, and replacing it with larger properties. I would not like to see the boundary area changed. I think currently it expresses the present demand for housing at the same time as protecting the look and feel and character. My only concern is that of fencing which has seen a variety of fencing and gates applied which are often not in keeping with the area and choosing to be more of an expression of the architect.		x		

Also, The present poor state of the Legh road surface and verges do not reflect the heritage value that the houses express. Dairy Field Farm has a special significant place in the heritage of the town. The aesthetics of the town are improved along with the protection of cottages that have served and continue to serve the neighbourhood. These cottages are clearly expressed in the Appraisal and date back to the 18th and early 19th Century and need to be protected and remain in the Conservation Area. Dairy Farm Field also accommodates the river Lily with its rich diverse wildlife and fauna along with the magnificent tree line which protects the river. The A50 falls with the LRCA. Whilst speed falls outside of the appraisal remit it is worth adding that if the heritage properties of Dairy Farm Field and other heritage properties are valued and to be protected, reducing the speed limit would assist the protection of foundations which must be affected the more vehicles and heavy vehicles at that use the road.				
My husband and I are the owners of [redacted] We fully support the recommendation to include numbers 29-47 Chelford Road within the boundary of the conservation area.	Noted			x
It is of concern that the field (open space) south of Woodvale Road is not in the LRCA as Dairy Farm Field is. As the views from Toft Road across it to 'The Terraces' of Legh Road are identified in the Appraisal, Figure 5 and section 6.4.5 where the view is identified as "one of the most significant in the conservation area". 6.4.5 goes on to say "the fact that there has been so much development to the east of Toft Road that has left very little opportunity to see this designed and planned relationship; this view now has much greater importance as a result of development elsewhere".	Noted	x		

Surely inclusion in the LRCA would offer greater protection and guard against the loss of this key element of the conservation area.				
I am writing to express my deep concern regarding the draft document of the “Knutsford Legh Road Conversation Area Appraisal 2021” and specifically Point 9.2 "Security Signs and Advertising”. As a local business based in Knutsford, we have provided a valued security service to the residents, schools and businesses in the area since 1987. As such, we are acutely aware of the strong feeling the homeowners in the Legh Road area have regarding their vulnerability and the need for a robust level of protection and need to feel safe whilst in their own home, our shields help to reinforce that feeling of safety and security. The fundamental purpose of our shields is not to "Advertise" our business commercially, instead they are a deterrent to warn any potential perpetrator that if they break into that property, as soon as the alarm activates, our staff based in Knutsford will attend immediately. As the owner of this company, I am deeply concerned regarding the safety of my staff who would potentially be put at risk of physical danger should an Intruder not be warned of our imminent arrival at the property. Therefore, it is vital that our shields warn anyone entering the perimeter of a property that this is a live 24 hour service, linked to all aspects of the Intruder alarm system and to expect our immediate attendance.	Document has been amended/wording changed regarding security signage	x		

These signs have been actively requested by our clients as a deterrent from the threat of Intruder's, which can be a life changing, traumatic experience and not as an advertisement for my business. Our shields have also acted as a reference point for both the local Police and Fire Service, as they give details of our 24-hour contact number should there be an issue at that property. This has enabled us to liaise and assist the emergency services on many occasions, especially when the owner of a property is away and there is only our shield as a point of contact. The suggestion of a successful neighbourhood watch scheme, given the type of housing and demographics of the Legh road area, is in my opinion, totally unrealistic and misguided. What is the Council's view on Intruder alarm boxes which are fixed to the front of practically every property in the conservation area, which similarly have the name of the provider and a contact number in case of a problem or issue? Are these also just advertising signs, or do they provide practical information which could be useful? What is the Council's view on C.C.T.V signs which are fixed to the front of properties in the conservation area, which similarly have the name of the provider and a contact number in case of a problem or issue? Are these also just advertising signs, or do they provide practical information which could be useful? Our shields have been used as a deterrent for over 15 years in the area and have never previously been objected to by anyone. For the reasons given, I strongly object to the proposal for the removal these signs, especially regarding the safety of my clients and staff.				

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I am contacting you regarding the proposed changes to the Legh Road Conservation area. I live at The Firs on Parkfield Road listed in your plans as a "positive" building, and have lived here for 10 years. All the work we have done on the house in that time has been to support the look of the area and to be in keeping with the area.	Document has been amended regarding security signage and residents concerns to retain	x		

Whilst I support the continued conservation of the area, I am writing to object to the removal of the security signs eg Homeguard. These security signs act a deterrent to burglars. This crime is on the increase in the neighbourhood – we ourselves were burgled a few years ago, with the thieves smashing through a window at the rear of the property. The signs not only act as a security deterrent, they give 24 hour keyholding contact numbers in the event of an issue, so they are in no means an advertisement as the plan seems to suggest. Is there a design that could, perhaps, be used instead of the existing ones? This may be a compromise as whilst the historic feel of the area needs to be preserved, I do feel that it also needs to move with the times – nothing stands still – our ancestors certainly didn't.				
I write to seek assurance that the sanctuary moor is kept within the conservation area and is not built on. The sanctuary was bought by Daffyd Studdard a couple of years ago and he has drained what was once a bog by building a trench / waterway down the side of the area. This caused a lot of silt together with branches twigs and leaves to flow downriver. The river Lilly behind our house was thick with silt for about a year until it resumed its normal colour. Although I cleared my culvert and drain of silt and rubbish it flowed into the knutsford drainage system and blocked up all the drains along Holford crescent and Brook Lane. The river Lilly stopped flowing and became a stagnant soup! I managed to get CEC to clear these drains but it took two consecutive visits before the river was running again. If any more digging is planned for sanctuary moor please be aware that this will cause blockage downstream again and another clearance at great cost to the council. I'm not aware if planning was received for the digging of the trench but Daffyd has since built a raised pathway from the end of sanctuary moor to Lillybrook drive , whether to gain access to the drive or merely as a	Noted document amendment removal of parts of the CA not actioned.	x		

pretty walk I do not know. But I don't think his intention is to build houses, but to protect the moor. I would not like to see this land disturbed again as it greatly affects the river Lilly. I seek reassurance that this land will stay within the conservation area.				
I do not support the removal of the southern section (I.e. north of Goughs Lane) as I consider the CA constraints are of use in maintaining the adjoin properties, whilst I do understand the comments regarding the individual properties within the proposed exclusion - particularly the cul de sacs, which may not have been accepted by a different planner, at a different time. I consider the document, overall, to be an excellent piece of work and agree that the materials and boundary treatment are critical to this conservation area.	Document amended as comments above	x		
I have read through the proposed review of the LRCA and I have a concern about the proposal to prevent all security signage at the frontage of properties in the area Personally, I think that these signs give an extra "layer" of security to the property concerned, as it is clear that there is 24 hour security on the premises and is a disincentive to opportunistic thieves and burglars. It also provides a phone number for someone to call if there is a problem at the property and the alarm has not gone off. I would not have an objection if the number of signs outside any one property were restricted to one, as long as it can still be made clear that the property is protected professionally.	Document has been amended to reflect concerns regarding the security signage	x		

We have been advised that Cheshire East are considering banning the use of security signs on properties in the Legh Road Conservation Area. We are strongly opposed to this proposal. It is a citizens responsibility to look after their own security. We have appointed a security firm to monitor our property and look after our safety and at our request they have affixed a sign to our gatepost to inform potential thieves that our property is monitored. This sign is an integral part of our safety precautions and must remain in place. Any attempts to remove the sign will be strongly opposed.		x		
I am writing to express my concern that in the draft document of the "Knutsford Legh Road Conversation Area Appraisal 2021", the security signage in front of my property demonstrating that my house has a 24 hours security surveillance is regarding by council as an advertisement! As you are aware we frequently have household security issues and break-ins at the Legh Road conservation area and removal of these would simply encourage those who intend to commit a crime to do so. It is known that surveillance can reduce crime rate by over 50%. I would be interested to know if the council takes the decision that these signages will have to be removed, will the council then take the responsibility of the financial loss due to increase the crime rate?	Document has been amended regarding security signage	x		

2. Holmes Chapel

Holmes Chapel Consultation Responses				
Comments	**Actions/Proposed/Taken**	**Object**	**Neutral**	**Support**

1. The proposed extension to the Conservation Area boundary on Macclesfield Road will now directly affect my home. I want to understand what this will mean going forward. I also struggle to understand why my house has been chosen to be included in this area. It is (to my understanding and eye) of neither special architectural nor historical merit, nor does it form part of the centre of Holmes Chapel. As a long-term resident of the village, I understand the desire to protect the character of its centre, but the inclusion of my residency in the proposed boundary revision (so far from the village centre) seems nothing more than arbitrary line-drawing on the map. 2. I am also a local business owner in the village. We own our premises (not rent) which have a shop front on Middlewich Road. I am very concerned about some of the proposals outlined in the report, and note that our premises have been singled out for special attention (with photographs). We have come up against the conservation regulations before, which again seem rigid, arbitrary, and frankly unsupportive of local businesses. Again, we understand the need to protect the character of the village, but with little flexibility from the local authority in terms of energy efficiency, sound proofing, and general renovation, you can understand my concern (and that of my fellow local business owners). Many of us have invested significant sums in restoring these buildings - in our case literally saving it from rack and ruin - yet we come up against inflexibility and lack of compromise at every turn.	Re looked at wording regarding local businesses and changes to reflect both protection of the heritage asset and also the consideration to the emerging needs of climate change /reference to Historic England Guidance on Energy Efficiency in Historic Buildings .		x	
As a local business we have already spent tens of thousands trying to bring a property up to standard, whilst still trying to follow the current guidelines. This has involved thousands on specialist secondary glazing – like that is used in recording studios. This was in order to not change the windows. The offices were absolutely freezing and the road noise on Macclesfield Road rendered the front two offices unusable.	Re looked at wording regarding local businesses and changes to reflect both protection of the heritage asset and		x	

I am less worried about the proposals than I am about no mention of the two “elephant in the room” issues. I both work on Middlewich Road and live above the offices on Middlewich Road. Personally, we have to rely on street parking which has pretty much become non-existent in the village without upsetting other residents! Added to that is the impossibility of our clients finding anywhere to park when they try to visit us. The outcome is, even though we now have lovely offices, we end up driving to see clients at their home or office! We used to run seminars from the office but the parking has made that a non-starter now. My last HUGE concern is that the speed and weight and volume of passing traffic shakes our 1870 building to the most unbelievable extent. I honestly believe I will wake up in a pile of rubble one morning – hopefully alive! Middlewich Road is an absolute nightmare. Surely there are some traffic calming measures can be introduced? I don’t know if any noise monitoring has been done but it would be fascinating over a 7 day, 24 hour period. Lorries should be using Sandbach and the new roads now but don’t. The speed vehicles whizz round the roundabout on the blind bend onto Middlewich Road – straight into a pedestrian crossing point followed by the crazy Sainsbury/Costa carpark is just dangerous. I would love to know how this all got passed. Anything that can be done to improve these issues should also be included. A full road survey. There isn’t going to be anything left worth saving!! Businesses will go bust unless parking is improved**.**	also the consideration to the emerging needs of climate change /reference to Historic England Guidance on Energy Efficiency in Historic Buildings . To include as part of the wider management plan for the area, consideration given to issues around traffic management.			

3. Gawsworth

Gawsworth Consultation Comments				
Comments	**Actions/Proposed/Taken**	**Object**	**Neutral**	**Support**
We have studied the documents pertaining to the extension of the conservation area. We note that the trees forming the approach to the hall which are identified with a circle do not include any of the trees in our garden. We are pleased to see that they are not identified as part of the approach as they are not of the same species and were planted much later. What we are quite concerned about is the fact that the boundary of the extended conservation area appears to take in all of our front garden and terminates almost at the front wall of the house. Please can you explain why the extended boundary does not end with our front boundary hedge and what the ramifications are, of having the extended area intrude so far onto our garden. Please note that we would ask that this is amended and that the extended conservation area only goes as far as our legal boundary with Church Lane.	Boundary has been made clearer and will not terminate at the brook as the species of trees changes beyond this point from the designed intent of the estate approach.		x	
The change in boundary line to the south around New Hall Barnes needs better definition to fix to the existing boundary treatment	Completed			x

4. Bollin Hill, Wilmslow

Bollin Hill Consultation Comments

Comments	Actions/Proposed /Taken	Object	Neutral	Support
I am generally in agreement with the proposals but would like consideration to be given to the following: Section 8 - Management Proposals P68, Section 8.5, Objective 5 It should not be necessary for a restriction on PD rights through Article 4 directions. Section 9 - Design Guidance P80 - 9.6 - Windows UPVC windows should not be excluded from consideration. UPVC windows are available which are specifically designed for Conservation Areas and Listed Buildings, for example the Residence 9 Collection (www.residencecollection.co.uk). These have a far superior U-value than wooden frames, which is often a requirement to meet the latest insulation regulations. P81 -9.8- Rooflights The restriction of rooflights should be limited to road facing roof slopes.	Changes made to the document Upvc windows are not accepted in conservation areas which is consistent with Historic England Guidance. Where possible the council will stive to enhance the conservation area with appropriate windows which can replace upvc. Article 4 directions are a positive tool to protect historic glazing and other features within the conservation area which currently are permitted to be removed outside the formal planning process. Article 4 Directions are considered by the			x

	LPA to be an appropriate consideration in the future. Further assessment will be done to establish this.			

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OPEN FOR PUBLICATION

By virtue of paragraph(s) X of Part 1 Schedule 1 of the Local Government Act 1972.

Environment and Communities Committee

11th March 2024

Developer Contributions Supplementary Planning Document

Report of: Peter Skates, Acting Executive Director - Place

Report Reference No: EC/41/23-24

Ward(s) Affected: All

Purpose of Report

1 This report seeks approval to adopt the Developer Contributions Supplementary Planning Document ("SPD").

2 The document provides guidance on policies held in the Development Plan and contributes to the delivery of a range of infrastructure across the borough.

Executive Summary

3 Cheshire East Council's Corporate Plan sets out three aims. These are: to be an open and enabling organisation, to be a Council that empowers and cares about people, and to create thriving and sustainable places. In striving to create thriving and sustainable places, a key objective is to improve the physical and social infrastructure that supports sustainable and inclusive growth across the borough.

4 As such, this SPD sets out guidance on policies contained in the Local Plan Strategy (LPS) and the Site Allocations and Development Policies Document (SADPD) that support these aims and, through provide further guidance and clarity on how development plan policies will apply, will support funding and delivery of a range of physical, social and green infrastructure across the borough.

5 Via requirements set out in the local plan, development in Cheshire East provides a crucial source of funding for investment in social physical and green infrastructure. Since the adoption of the Local Plan Strategy in 2017, over £15million has been spent on infrastructure projects through S106 financial contributions related to development.

6 Developer contributions, or planning obligations, can be required to mitigate the impacts of development and make a proposal acceptable in planning terms. Section 106 legal agreements are used to secure contributions and allow the Planning Authority to enter into a legal agreement with a developer to secure a commitment related to planning approval. This may relate to how development is carried out, the direct provision of infrastructure on site, or where on-site delivery is not possible, a financial contribution in lieu of on-site provision.

RECOMMENDATIONS

The Environment and Communities Committee is recommended to:

1. Consider the Report of Consultation (Appendix 2); the Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report (Appendix 3); and the Equalities Impact Assessment Screening Report (Appendix 4)
2. Adopt the Developer Contributions Supplementary Planning Document (Appendix 1)
3. Revoke the Macclesfield Borough Council Supplementary Planning Guidance on s106 (Planning) Agreements (2004); and Congleton Borough Local Development Framework Interim Policy Note - Public Open Space Provision for New Residential Development (2008).
4. Delegate to the Head of Planning the introduction of the detailed charging regime for s106 Monitoring Fees by 1 April 2024
5. Delegate to the Head of Planning the authority to make minor changes and corrections to the SPD prior to publication.

Background

7 The Developer Contributions SPD provides additional guidance to applicants on how they should respond to the policy requirements in the Local Plan Strategy and Site Allocations and Development Policies Document. It also ‘signposts’ sources of information, including relevant documentation and Council services.

8 This SPD aims to give greater clarity to developers, landowners, communities, and decision makers on matters related to the circumstances when contributions are likely to be required, how such contributions are calculated, the type of information that will be required at submission stage and the process within which S106 agreements will be established.

9 This SPD has been jointly prepared by Strategic Planning and the multiple services in the Council.

10 Developer contributions, or planning obligations, can be required to mitigate the impacts of development and make a proposal acceptable in planning terms. They are not limited to financial contributions and S106 may be used to secure direct delivery of mitigation measures by the developer.

11 Contributions are made via legal agreements and paid to the council at various trigger points related to the build out of development (for example, financial contributions to off-site affordable housing may be levied at the completion of the 100th house on a scheme).

12 The Council will hold financial contributions until the requirements of the legal agreement can be met.

13 There are three main mechanisms to secure developer contributions:

(a) Community Infrastructure Levy (CIL): this is a fee, paid by the developer, which can vary dependent on the location of development, it's use and floorspace. The fee is set out in the CIL charging schedule and does not vary. CIL is primarily used to fund infrastructure identified in the Council's Infrastructure Plan

(b) Section 278 agreements: allow developers to enter into a legal agreement with the Council, in its capacity as the highway authority, to make permanent alterations or improvements to a public highway as part of a planning approval.

(c) Section 106 agreements: Section 106 (S106) agreements are legal agreements between the Council and a developer, that commit the developer to undertake identified works or to pay the Council a financial contribution both going toward measures that would mitigate the impact of development and make a proposal acceptable. S106's are usually written up to ensure a payment or beneficial works are received at a 'trigger point' in the development process, for example on completion of the 100th house and reserved specifically for the investment identified in the S106 legal agreement. The ability to vary what S106 financial contributions are spent on is very limited.

14 Section 106 developer contributions must be levied in accordance with Regulation 122 of the Community Infrastructure Levy Regulations 2010 which establishes that contributions must be:

(a) Necessary to make the development acceptable in planning terms

(b) Directly related to the development; and

(c) Fairly and reasonable related in scale and kind to the development

15 Developer contributions are therefore a regulated area of planning practice, designed to mitigate specific impacts of development and once monetary contributions are received by the Council, the investment must be carried out in accordance with the terms of the legal agreement under which they were agreed.

16 In Cheshire East multiple projects are invested in annually across a range of infrastructure. For example, S106 has funded, or part funded, projects including the expansion of Mablins Lane primary school in Crewe, Congleton Link Road, grassland improvements in multiple locations across the borough, improvements to Hall Wood green way at Handforth, play area improvements at Little Lindow in Wilmslow and temporary homeless accommodation in Congleton.

17 The Developer Contributions SPD primarily provides additional guidance on S106 agreements, setting out the Council's approach to these agreements over a range of issues including contributions to affordable housing, highways, education, leisure and recreation, green space, public health, blue light services, ecology and other matters such as surface water management, heritage and design.

18 The Developer Contributions SPD does not provide further guidance on the application of CIL as these matters are covered by advice held in the CIL Charging Schedule 2019.

19 The SPD provides guidance on a range of matters:

(a) Ecology: guidance is provided primarily in relation to Biodiversity Net Gain contributions and fees which are covered in further detail in the emerging Biodiversity Net Gain SPD.

(b) Highways and Transport: advice is included in relation to major development and the delivery of mitigation identified in transport plans, required levels of parking and in relation to funding for strategic infrastructure.

(c) Recovery of Infrastructure Costs: Policy GEN4 of the SADPD (Site Allocations and Development Policies Document) provides the policy basis for the Council to recover funding for infrastructure that has already been invested but which development may rely upon. The SPD provides guidance on how this will be applied.

(d) Education: The SPD sets out the approach to how contributions regarding education will be levied, including various financial formula the Council base their calculations on.

(e) Health Infrastructure: in instances where a direct link between a proposed development and appropriate health care needs can be demonstrate, the SPD provides advice on the type of information that applicants are required to submit and the financial formula that are used to underpin how contributions are calculated.

(f) Sport facilities, public open space and green infrastructure: the Council regularly levies contributions toward delivery and long-term maintenance of these facilities and the SPD sets out the financial formula used to calculate contributions and detail on information that applicants should submit.

(g) Affordable housing: most of the detail on how contributions are levied regarding affordable housing is set out in the Affordable Housing SPD. Therefore this document summarises that approach and signposts to the primary SPD.

(h) Cheshire Constabulary: guidance is provided on when contributions are likely to be sought to support the constabulary.

(i) Other matters: the SPD provides some guidance on matters which would not normally trigger the need for financial contributions but may be secured by S106 or conditions on planning applications. Matters such as flood risk, heritage and public rights of way are covered in the SPD, which provides guidance on the type of commitments that may be required and the type of information that applicants should submit.

20 The monitoring of planning obligations is vital to ensure that any obligations entered into are complied with by developers and the Council. This includes various processes from the initial data entry on to systems, monitoring of trigger points for receiving payments, developer liaison, undertaking site visits to check commencement, through to chasing payments and ensuring appropriate spend within necessary time-frames.

21 The SPD highlights that monitoring fees are permitted in respect of the cost of such monitoring. The actual charge must be proportionate and reasonable to reflect the cost of monitoring. Officers are currently working on the detailed scheme which will adopt either a fixed percentage or a set amount per obligation, and a fee based upon actual costs. The Council will introduce these from 1 April 2024.

22 Guidance held in this SPD updates and replaces legacy guidance from other Supplementary Planning Documents and guidance adopted by the legacy planning authorities. The legacy guidance to be revoked is the Macclesfield Borough Council Supplementary Planning Guidance on s106 (Planning) Agreements (2004); and the Congleton Borough Local Development Framework Interim Policy Note - Public Open Space Provision for New

Residential Development (2008). To avoid confusion for stakeholders, on adoption of this SPD, it is recommended that the superseded guidance is revoked.

23 A screening exercise has been carried out to determine whether the Developer Contributions SPD gives rise to the need for Sustainability Appraisal or Appropriate Assessment (under the Habitats Regulations). This screening assessment was consulted upon at both stages and concludes that further assessment is not necessary (Appendix 3).

24 Should the SPD be adopted it must be published and made available, along with an adoption statement, in line with the 2012 Regulations. The adoption of the SPD may be challenged in the High Court by way of judicial review within three months of its adoption.

25 Once adopted, the effectiveness of this SPD will be monitored as part of the Authority Monitoring Report, using information from planning applications and decisions. The outcome of this ongoing monitoring work will help inform future decisions about the SPD.

Consultation and Engagement

26 The first draft of the Developer Contributions SPD was published for consultation during August and September 2022 and the final draft SPD was consulted on during November and December 2023, receiving 142 comments from 15 consultees.

27 The document has been amended in response to comments received during these consultations. Key themes that were raised were related to:

(a) Viability concerns.

(b) Detailed matters focused on the calculation of various financial obligations related to green space and education.

(c) Providing clarity related to the internal process of establishing S106 and the type of information required to submit alongside planning applications.

(d) The relationship of the SPD to guidance held in the National Planning Practice Guidance.

28 The consultation was promoted via direct email notification to consultees held on the Council’s local Plan Consultation database. This source includes statutory consultees, local town and parish councillors, all members, special interest groups, developers and members of the public. The document was also promoted via press release and social media updates.

29 Multiple changes have been made to the document in response to the consultation feedback The report of consultation summarises the feedback received (Appendix A), and the changes made to the document.

30 A screening exercise has been carried out to determine whether the Developer Contributions SPD gives rise to the need for further Sustainability Appraisal or Appropriate Assessment (under the Habitats Regulations). This screening assessment was consulted upon at both stages and concludes that further assessment is not necessary (Appendix C).

Reasons for Recommendations

31 An SPD is not part of the statutory development plan. It is a recognised way of putting in place additional planning guidance and advice and is a material consideration in determining planning applications in the borough.

32 Providing clear, detailed guidance on policy expectations should enable applicants to better understand policy requirements. The SPD should assist applicants when making relevant planning applications, and the Council in determining them.

33 Providing improved guidance and transparency on how contributions will be levied, including through the provision of financial formula, allows site promoters to integrate policy compliant approaches within the viability envelope of their sites. Setting out the Council's approach in this guidance is intended to enable a sensible starting point for S106 negotiations to take place.

34 Providing such guidance should assist the Council to secure sustainable development, improve a range of infrastructure provision, and improve its processes related to planning obligations.

Other Options Considered

35 The Council could choose not to adopt the SPD. Any relevant planning application would continue to be assessed against existing planning policies. However, this would not allow the Council to provide additional practical guidance on how contributions will be approached that should be employed by all parties in a consistent way that gives certainty to applicants and decision makers.

Option	Impact	Risk
Do not nothing / not progress the SPD.	The Developer Contributions SPD could not progress	The improved outcomes and clarity on process and

	through the stages required by legislation and therefore could not be adopted.	expectation that could be achieved through additional guidance on how developers are expected to address policies of the local plan, would not be achieved.

Implications and Comments

Monitoring Officer/Legal

36 The Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Development) (England) Regulations 2012 provide the statutory Framework governing the preparation and adoption of SPDs (Supplementary Planning Document). These include the requirements in Section 19 of the 2004 Act and various requirements in the 2012 Regulations including in Regulations 11 to 16 that apply exclusively to producing SPDs.

37 Amongst other things, the 2012 regulations require that an SPD contain a reasoned justification of the guidance within it and for it not to conflict with adopted development plan policies.

38 The National Planning Policy Framework and the associated Planning Practice Guidance also set out national policy about the circumstances in which SPDs should be prepared.

39 SPDs provide more detailed guidance on how adopted local plan policies should be applied. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. SPDs are capable of being a material consideration in planning decisions but are not part of the development plan.

40 Monitoring fees may be charged through section 106 planning obligations to cover the cost of monitoring and reporting on delivery of that section 106 planning obligation following amendments to the Community Infrastructure Levy Regulations.

Section 151 Officer/Finance

41 There are no significant direct financial costs arising from adoption of the SPD. The costs of printing and the staff time in developing the SPD are covered from existing budgets of the planning service.

42 The SPD will help to improve the process through which financial contributions are secured and provide further clarity for developers and decision makers in relation to the policy requirements of the Development Plan. If S106 is not secured appropriately, in a timely manner, there could be a risk that monies do not come forward and delivery of infrastructure may be delayed.

43 The SPD will also assist the Council to be more transparent and efficient in managing the business processes related to planning obligations, their monitoring and review.

Policy

44 The SPD will provide guidance on the application of existing development plan policies related to the provision of funding for infrastructure and developer contributions through S106. The SPD will give additional advice to applicants on how they can show they have followed relevant policies of the development plan related to this matter.

45 It should be noted that the government's planning reforms include proposals to replace SPDs with Supplementary Plans, which are documents that are prepared in a more onerous way than SPDs, and which are reliant on examination much like a local plan. If this proposal happens any adopted SPDs will automatically expire.

46 The reforms also propose to replace both S106 agreements and CIL with a single 'infrastructure levy' capturing all contribution requirements in a single mechanism. Should this proposal happen, the guidance in the Developer Contributions SPD will be superseded. However, implementation of planning reform is likely to take considerable time and continuing developing this SPD will ensure the Council has a single document that summarises contribution requirements across a wide range of issues, helping to clarify processes for applicants, staff and members.

47 Therefore, although the SPD may ultimately be superseded by measures set out in the proposed planning reforms, it will be useable for some time before such reform is implemented and can inform the Council's future work on an Infrastructure Levy and the Council's new Local Plan.

An open and enabling organisation The SPD helps improve transparency in relation to how funding is calculated and the process through which such funding is agreed. The SPD also provides clarity on how such funding may be spent.	**A Council which empowers and cares about people** Whilst the SPD is not related to this objective, some funding elements, especially related to education, would support the objective.	**To reduce our impact on our environment.** Better guidance on how developer contributions are levied helps the Local Planning Authority secure delivery of improved design, habitats, transport and flood risk measures in new development schemes. The SPD helps the authority collect the correct level of financial contributions required, reducing risk to the LPA (Local Planning Authorities) and increasing certainty in the development process across the borough.

Equality, Diversity and Inclusion

48 The Council has a duty under Section 149 of the Equalities Act to have due regard to the need to: eliminate discrimination; advance equality of opportunity between persons who share a “relevant protected characteristic” and persons who do not share it; foster good relations between persons who share a “relevant protected characteristic” and persons who do not share it.

49 The Developer Contributions SPD provides further guidance on the approach that is expected from developers on this matter and provides clarity on how the Council will apply policies of the Development Plan. The SPD is consistent with the LPS (Local Plan Strategy) which was itself the subject of an Equalities Impact Assessment (EqIA) as part of an integrated Sustainability Appraisal. An EqIA on the Developer Contributions SPD has been prepared (appendix C).

50 An Equality Impact Assessment has been carried out at each stage of the process and has not identified any equality issues that have needed to be addressed.

Human Resources

51 The subject matter of the report does not give rise to any particular risk management measures because the process for the preparation of an SPD is governed by legislative provisions (as set out in the legal section of the report).

Risk Management

52 The subject matter of the report does not give rise for any particular risk management measures because the process for the preparation of an SPD is governed by legislative provisions (as set out in the legal section of the report).

Rural Communities

53 The Developer Contributions SPD seeks to provide further guidance on the financial mechanisms to secure infrastructure funding. Infrastructure has a wide definition and includes provision of assets and services that will benefit many rural communities, whether directly or indirectly.

Children and Young People including Cared for Children, care leavers and Children with special educational needs and disabilities (SEND)

54 The SPD provides guidance on how education provision will be secured for SEND children and will assist in securing growth that is properly serviced and inclusive for all. Guidance in the document will support the provision of education services that children and young people will access.

Public Health

55 The SPD may assist in securing contributions to essential services that indirectly improve public health (the delivery of walking and cycling measures in a new road scheme for example) as well as direct funding for healthcare.

Climate Change

56 The SPD does not have any direct climate change implications but may indirectly help reduce the impacts of climate change through providing funding for more sustainable travel options (for example) or helping clarify the process through which contributions toward other climate mitigation measures would be levied.

Access to Information	
Contact Officer:	Tom Evans Neighbourhood Planning Manager Tom.Evans@cheshireeast.gov.uk 01625 650023
Appendices:	Appendix A: Developer Contributions Supplementary Planning Document Appendix B: Report of Consultation Appendix C: SEA (Strategic Environmental Assessment) / HRA Screening Report

	Appendix D: Equalities Impact Assessment Screening Report
Background Papers:	N/A

Cheshire East Local Plan

Developer Contributions Supplementary Planning Document

March 2024

Cheshire East Council

1 Introduction **3**

What are Developer Contributions? 4

Purpose of the Supplementary Planning Document 5

Status of the SPD 5

2 Planning Policy Framework **7**

National Planning Policy Overview 7

Legislative Context 7

National Policy Context 7

Local planning policy 9

Cheshire East Local Plan Strategy 9

Cheshire East Site Allocations and Development Policies Document 9

Made Neighbourhood Development Plans 11

Supplementary Planning Documents 11

Emerging plans 11

Cheshire East Local Plan Strategy Review 11

3 Planning Obligations **12**

What are Planning Obligations? 12

What is the Community Infrastructure Levy (CIL)? 12

Relationship between CIL and Planning Obligations 12

Section 278 Agreements 13

Planning Conditions 13

Varying S106 agreements 13

4 Procedures **15**

Pre-Application Discussions 15

Heads of Terms 15

S106 Stages 15

Viability 16

Cross Boundary Applications 18

Security and Timing of Payment 19

Index Linking 19

5 Fees and Charges **21**

Contents

Legal Fees 21
Monitoring and Enforcement 21
Other Fees 21
6 Contributions and Requirements 22
7 Affordable Housing 23
8 Cheshire Constabulary 24
9 Climate Change 26
10 Design and Public Realm 28
11 Ecology 30
12 Education 32
13 Highways and Transport 47
14 Indoor and Outdoor Sports Facilities, Public Open Space, Play Space and Green Infrastructure 52
15 Public Health and Health Infrastructure 59
16 Recovery of Forward Funded Infrastructure 63
17 Other Matters 65
Heritage 65
Public Rights of Way 65
Flood Risk and SUDS 66
Trees and Hedgerows 67
18 Glossary 68
19 Appendices 73

Contents

1 Introduction

1.1 The delivery of Cheshire East Council's Local Plan Strategy (LPS) is underpinned by an Infrastructure Delivery Plan which sets out the physical, social, and green infrastructure needs associated with the Plan. Policies in the LPS and its sister document, the Site Allocations and Development Policies Document (SADPD), establish the overall approach to securing planning obligations (or developer contributions) toward a range of infrastructure and are an important source of funding to ensure that the infrastructure needs of the borough are met.

1.2 This Supplementary Planning Document seeks to provide further guidance and clarity on how planning obligations will be negotiated in Cheshire East, that can act as a starting point for discussions to establish what obligations will be levied and where financial contributions are required, how thy will be calculated. Whilst there are a variety of sources of funding for infrastructure (Community Infrastructure Levy, government grants, the Council's capital budget etc) funding from planning obligations is important to the delivery of infrastructure and since the adoption of the Local Plan Strategy in 2017, over £15 million has been spent on infrastructure projects, secured through S106 financial contributions related to mitigating impacts of development.

1.3 S106 legal agreements are not limited to securing financial contributions and are often used to ensure that development takes place in a specified way, for example ensuring delivery of a design feature that incorporates footpaths in certain parts of a site. However, where funding is secured via S106, it is used to mitigate the impacts of development and improve infrastructure provision in multiple different ways, for example:

1.4 Managing homelessness (Congleton, £166, 215):

i. S106 funding used to purchase a temporary accommodation property in Congleton to provide a safe and suitable place for homeless individuals and families to live on a temporary basis whilst more long-term secure housing is found.

1.5 Education provision (Crewe, £802,000):

i. Expansion of the Mablins Lane Primary School in Crewe to accommodate a rise in the local area population.

1.6 Recreation and play space (Wilmslow, £70,000 S106 plus £47,000 CIL):

i. Play area improvements delivered at Little Lindow for new/relocated play area, new equipment, path, seating, planting and maintenance.

1.7 Highways improvements (Sandbach, £285,000):

i. Upgrade of an existing Zebra crossing on London Road, and new pedestrian crossing on Middlewich Road, alongside pedestrian crossing on Middlewich Road, and footway improvements to Elworth Primary School and provision of secure cycle storage at Sandbach Station.

1.8 Congleton Link Road (Congleton, £22million):

i. S106 funding secured from multiple local plan sites in Congleton to deliver improved connections to the M6, manage town centre congestion and enable development to the north of Congleton.

What are Developer Contributions?

1.9 Developer contributions, or planning obligations, can be required to mitigate the impacts of development and make a proposal acceptable in planning terms. Contributions are often secured through a section 106 legal agreement, which allows the Local Planning Authority to enter into a legal agreement with a developer to secure a commitment related to planning approval where it is necessary to mitigate the impact of development. This may relate to how development is carried out, or to secure the direct provision of infrastructure on site. Where on-site delivery is not possible, a financial contribution in lieu of on-site provision can be secured via S106 agreements. To be lawful, S106 agreements must meet certain tests set out in the CIL (Community Infrastructure Levy) regulations (see para.1.7 below).

1.10 Contributions levied through legal agreements will set out specifically what funding should be secured and for what purpose that funding should be spent. Once agreed, funding must be spent in accordance with the agreement. However, S106 agreements may be varied where the applicant and Local Planning Authority (LPA) jointly agree the change, via a 'Section 73' planning application, or where a new planning application is submitted that would allow the renegotiation of the original S106 agreement.

1.11 Where contributions are made via legal agreements, financial contributions are paid to the Council at trigger points, specified in the agreement, and may relate to the build out of development (for example, financial contributions to off-site affordable housing may be levied at the completion of the 100th house on a scheme), or be required prior to commencement of development.

1.12 Where financial contributions are required and delivered to the Council at a specified trigger point, the Council will hold such funds until the requirements of the legal agreement can be met, and the specified project can be started.

1.13 There are three main types of developer contributions:

i. **Community Infrastructure Levy (CIL):** this is a fee, paid by the developer, which can vary dependent on the location of development, it's use and floorspace. The fee is set out in the CIL charging schedule and does not vary. CIL is primarily used to fund infrastructure identified in the Council's Infrastructure Plan
ii. **Highways Contributions:** often referred to as Section 278 agreements and are usually legal agreements to secure delivery of highways infrastructure or improvements (either directly by the developer, or via a third party).
iii. **Section 106 agreements:** Section 106 (S106) agreements are legal agreements between the Council and a developer/landowner, that commit the developer to pay the Council a financial contribution toward measures that would mitigate the impact of development and make a proposal acceptable. S106 are usually written up to ensure a payment is received at the appropriate time in the development process.

1.14 Developer contributions are a regulated area of planning practice, designed to mitigate specific impacts of development. In order for a S106 agreement to be lawful, it must meet the tests set out above and once the funds are received, the investment must be carried out in accordance with the terms of the legal agreements (the S106, or S278 agreement) under which they were agreed.

Purpose of the Supplementary Planning Document

1.15 Supplementary Planning Documents ("SPDs") provide further guidance on how policies contained within the development plan will be implemented. SPDs do not form part of the adopted development plan but they are a material planning consideration in decision taking.

1.16 This Planning Contributions SPD builds upon existing development plan policies found in the Cheshire East Local Plan Strategy (adopted July 2017) and the Site Allocations and Development Policies Document (adopted December 2022).

1.17 The purpose of this SPD is to provide information about the provision of and/or contributions towards infrastructure, facilities and services for the plan area, and set out the circumstances where infrastructure provision, including financial contributions toward infrastructure, will be sought through planning obligations.

1.18 This SPD updates, consolidates and sets out the Council's approach to developer contributions in a single SPD for the Borough . It provides guidance in relation to a range of policies that may require a contribution from development. It is designed to assist prospective developers and other stakeholders by establishing a single document that sets out the approach to determining likely contributions in Cheshire East, based on local evidence of need and in response to mitigating the impact of development. By providing this information upfront Cheshire East Council aims to minimise uncertainty in the development process and ensure negotiating obligations is based on a clear, transparent and consistent approach.

1.19 This SPD:

i. Explains the type of contributions the Council will seek, where and for what.
ii. Identifies the national and local planning policies of relevance when considering planning obligations.
iii. Sets out the likely scope and scale of planning obligations applicable to different types of development and outlines the Borough Council's general approach to securing them.

1.20 It should be noted that requirements in relation to planning obligations are additional to the requirements of the Community Infrastructure Levy ("CIL") which secures payments towards the broader infrastructure payments of the area. CIL is a charge on most types of development and designed to fund additional infrastructure to support the development of the area. Further details are available on the Council's website[(1)].

Status of the SPD

1.21 This SPD relates to adopted policies held in both the Cheshire East Local Plan Strategy (CELPS) and the Site Allocations and Development Policies Document (SADPD).

1 https://www.cheshireeast.gov.uk/planning/view_a_planning_application/making_a_planning_application/community-infrastructure-levy.aspx

1.22 The SPD has been prepared in accordance with the Planning Act 2004 and the associated Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

1.23 This SPD is a material consideration when determining planning applications and should be treated as a starting point for stakeholders to understand the approach the Local Planning Authority will take in regard to planning obligations. The weight to be attributed to the advice held in this document is a matter for the decision maker.

1.24 This SPD replaces the Macclesfield Borough Council Supplementary Planning Guidance on s106 (Planning) Agreements (2004); and Congleton Borough Local Development Framework Interim Policy Note - Public Open Space Provision for New Residential Development (2008).

2 Planning Policy Framework

2.1 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise [(2)]. Material planning considerations include national planning policy and adopted supplementary planning guidance, where relevant.

National Planning Policy Overview

Legislative Context

2.2 The statutory framework for planning obligations is set out in Section 106 of the Town and Country Planning Act 1990, as amended. Regulation 122 and 123 of the Community Infrastructure Levy ("CIL") Regulations 2010 (as amended) and paragraph 54 to 57 of the National Planning Policy Framework (February 2019) set out the Government's policy on planning obligations.

2.3 Section 106 of the Town and Country Planning Act 1990 provides the mechanism for planning obligations to be secured from development. Section 106 allows anyone interested in land in the area of the planning authority to enter into planning obligations. Section 106 (1) allows a planning obligation to:

i. Restrict development or use of land in a specified way.
ii. Require specified operations or activities to be carried on, in or over the land.
iii. Require the land to be used in any specified date or dates periodically.
iv. Require a sum or sums of money to be paid to the local planning authority on a specified date or dates.

2.4 Regulation 122 of the CIL Regulations defines that for a planning obligation to be taken into consideration in granting planning permission, it must meet the following three tests. A planning obligation must be:

i. Necessary to make the development acceptable in planning terms;
ii. Directly related to the development; and
iii. Fairly and reasonably related in scale and kind to the development.

2.5 Regulation 123 of the CIL Regulations previously placed limitations on the pooling of planning obligations. However, it was deleted by amendment regulations that came into force on 1 September 2019, and there are now no limits on pooling planning obligations.

National Policy Context

2.6 The National Planning Policy Framework ("NPPF") identifies that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. The NPPF highlights that planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition (paragraph 55). The NPPF also restates the three statutory tests for planning obligations which are defined in CIL Regulations (paragraph 57).

2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990

2.7 The NPPF sets a presumption that up-to-date policies on planning obligations should apply and says that it is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision-maker, and such assessments should reflect the approach in national guidance and be made publicly available (paragraph 58).

2.8 National Planning Practice Guidance

2.9 The National Planning Practice Guidance (NPPG)

2.10 Paragraph: 004 Reference ID: 23b-004-20190901: *'It is not appropriate for plan-makers to set out new formulaic approaches to planning obligations in supplementary planning documents or supporting evidence base documents, as these would not be subject to examination. Whilst standardised or formulaic evidence may have informed the identification of needs and costs and the setting of plan policies, the decision maker must still ensure that each planning obligation sought meets the statutory tests set out in regulation 122. This means that if a formulaic approach to developer contributions is adopted, the levy can be used to address the cumulative impact of infrastructure in an area, while planning obligations will be appropriate for funding a project that is directly related to that specific development.*

2.11 Whilst the Council recognises the advice set out in the Planning Practice Guidance, this SPD has been prepared to be clear to applicants about the starting point from which the Council will establish the required financial contributions, based on the policy requirements set out in the Development Plan. Therefore, where formula based approaches are included in this SPD, they should be considered as a starting point to understand the likely costs of mitigating development, and be used to inform how S106 agreements will be established. It should also be noted that in some circumstances, formulaic approaches included here are not entirely within the remit of the Council and are instead a requirement of national advice, particularly in regard to education provision, biodiversity net gain and the application of the Sports England calculator in relation to pitches and recreational/leisure space/facilities. In recognition of the position of the Planning Practice Guidance, the Council will carefully consider the weight to be given to formulaic approaches highlighted in this SPD and considers the advice set out here to be a reasonable starting point in negotiations.

2.12 The National Planning Practice Guidance also sets out a clear expectation that viability assessments should be made publicly available other than in exceptional circumstances. It also states that an “existing use value plus” (“EUV+”) approach should be taken to land value assumptions in viability assessments, which is based in the existing use value of the land plus a suitable premium for the landowner.

2.13 In addition, the NPPG identifies that contributions for affordable housing should only be sought from developments comprising 10 or more dwellings, or on sites of 0.5 hectares or more. The guidance also identifies that in calculating the affordable housing contribution, a financial credit should be made where a vacant building will be brought back into use or is demolished to be replaced by a new building. The Council’s Housing SPD provides further information on these matters[3] specifically relating to Affordable Housing.

3 https://www.cheshireeast.gov.uk/pdf/planning/spatial-planning/spds/final-housing-spd.pdf

Local planning policy

2.14 Relevant local planning policies are set out in the development plan for the area. The development plan for Cheshire East currently comprises of the Cheshire East Local Plan Strategy, adopted July 2017, and the Site Allocations and Development Policies Document ("SADPD"), adopted December 2022, saved policies from the Cheshire Waste Local Plan and saved policies from the Cheshire Minerals Local Plan. Neighbourhood Development Plans that have been successful at referendum and have subsequently been 'made' also form part of the statutory development plan.

2.15 Development plan policies of relevance to planning contributions are summarised below. Consideration will also be given to other relevant planning policies within each plan, where appropriate to the planning application proposals.

Cheshire East Local Plan Strategy

2.16 The Cheshire East Local Plan Strategy ("LPS") was adopted on the 21 July 2017, and this is the strategic plan for the borough. Policies relevant to the provision of infrastructure include but are not limited to the following:

- Policy IN 1: Infrastructure
- Policy IN 2: Developer Contributions
- Policy SE 6: Green Infrastructure
- Policy SE 7: The Historic Environment
- Policy SC 1: Leisure and Recreation
- Policy SC 2: Indoor and Outdoor Facilities
- Policy SC 3: Health and Well-Being
- Policy SC 5: Affordable Homes
- Policy SC 6:Rural Exceptions Housing for Local Needs
- Policy SE 3: Biodiversity and Geodiversity
- Policy SE 5: Trees, Hedgerows and Woodland
- Policy SE 6: Green Infrastructure
- Policy SE 12: Pollution, Contamination and Land Instability
- Policy SE 13: Flood Risk and Water Management.
- Policy CO 2: Enabling Business Growth Through Transport Infrastructure

Cheshire East Site Allocations and Development Policies Document

2.17 The Cheshire East Site Allocations and Development Policies Document (SADPD) was adopted 12th December 2022 and provides more detailed development management policies and smaller scale site allocations than the LPS. Relevant policies include but are not limited to the following:

- **GEN 4: Recovery of forward-funded infrastructure costs.** This policy seeks to recover costs associated with forward funded infrastructure from applicants that rely on this infrastructure to mitigate the effects of their development and make it acceptable in planning terms.
- **GEN 7: Recovery of planning obligations reduced on viability grounds.** This policy states that development proposals should meet all relevant planning obligations required

by local plan policy. It is up to the applicant to demonstrate to the Council whether particular circumstances justify the need for a viability assessment at the application stage.

- **ENV 1: Ecological Network.** This policy states that new development should seek proportionate opportunities to protect, conserve, restore and enhance the ecological network for the borough. Development in sustainable land use areas should enhance the wider environment by actively contributing to the integration and creation of appropriate green infrastructure and habitats.
- **ENV 2: Ecological Implementation.** This policy states development proposals must deliver an overall net gain for biodiversity. Major developments and developments affecting semi-natural habitats must be supported by a biodiversity metric calculation to ensure the delivery of a biodiversity measurable net gain.
- **ENV 6: Trees, hedgerows and woodland implementation.** This policy states replacement trees, woodlands and/or hedgerows must be integrated in development schemes as part of a comprehensive landscape scheme. Where it can be demonstrated that this is not practicable, contributions to off-site provision should be made, priorities in the locality of the development.
- **ENV 11: Proposals for battery energy storage systems.** This policy supports battery energy storage systems where they assist with the balancing of the electricity grid and support renewable energy sources (such as wind and solar). Planning conditions/legal obligations will be used to make sure that installations are removed when no longer in use and the land is restored to its previous condition.
- **RUR 4: Essential rural workers occupancy conditions.** This policy states where essential rural worker occupancy conditions are removed, planning conditions or legal obligations will be usually imposed to require the dwelling to remain as affordable housing, with occupancy restricted in perpetuity.
- **RUR 8: Visitor accommodation outside of settlement boundaries.** The policy states that where visitor accommodation is permitted in the open countryside that would be physically capable of forming a habitable dwelling, the Council will impose planning conditions or legal obligations to restrict occupancy of the accommodation to prevent unauthorised permanent access.
- **RET 10: Crewe town centre.** This policy seeks to support and implement a range of measures to improve pedestrian and cycle connectivity between the town centre and Grand Junction Retail Park, including through developer contributions, where justified.
- **RET 11: Macclesfield town centre and environs.** This policy states that where proposed new development would generate intensified use of the public realm in the town centre, or where necessary to provide a high-quality setting for new development and ensure its positive integration within the urban form, planning obligations may be used to secure the improvement of the town centre public realm.
- **Policy REC 2: Indoor sport and recreation implementation**. This policy states that developer contributions should be provided where new development will increase the demand for such facilities. Contributions should be directed to the nearest accessible facility to the development. Where there is no leisure centre provision nearby, say in more rural locations, the contribution will be directed to the nearest community facility (for example village hall) that provides recreational facilities.
- **Policy REC 3: Green space implementation.** This policy states that all areas of green space that are of strategic significance should be conveyed to the Council along with a commuted sum for a minimum provision of 20 years maintenance. The provision of, or

contribution, to outdoor playing pitch facilities will be informed by the Playing Pitch Strategy and Sports England Sport Pitch Calculator. Other outdoor sports provision not covered by the Playing Pitch Strategy will be sought on a site by site basis using 10sq.m per family home as a benchmark figure.

Made Neighbourhood Development Plans

2.18 As at the 31 March 2023, 37 Neighbourhood Development Plans ("NDP's") had been 'made' and now form part of the adopted development plan. Further details of these plans can be found on the Council's website[(4)].

Supplementary Planning Documents

2.19 The Council has adopted a number of Supplementary Planning Documents that provide guidance that may be relevant to establishing an approach to planning obligations on specific matters (affordable housing for example) and full details of these can be found on the Council's website[(5)]

Emerging plans

2.20 **Cheshire East Minerals and Waste Development Plan Document**

2.21 The Minerals and Waste Development Plan Document is currently in preparation. It will set out the Council's planning policies on minerals and waste.

Cheshire East Local Plan Strategy Review

2.22 In July 2022 the Council's Environment and Communities Committee[(6)] resolved to review the Local Plan Strategy and agreed that a new plan Plan be undertaken.

2.23 The preparation of a new Local Plan will be subject to processes defined by the government's planning reform agenda which includes provision to implement 'new style' local plans. At the time of writing, secondary legislation that would provide clarity on process and timeframes is now yet available. Therefore, the Council is preparing to undertake early-stage preparatory work to engage communities across Cheshire East and to advance the evidence based that will be required to inform the development of a new Local Plan.

2.24 In preparing a new Local Plan the approach to infrastructure provision, viability, the Community Infrastructure Levy, S106 and other mechanisms to secure infrastructure funding will also be reviewed.

4 https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-planning.aspx
5 https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/supplementary_plan_documents/supplementary_plan_documents.aspx
6 http://moderngov.cheshireeast.gov.uk/ecminutes/ieListDocuments.aspx?CId=962&MId=9277&Ver=4

3 Planning Obligations

What are Planning Obligations?

3.1 Planning obligations, also known as Section 106 Agreements ("s106 agreements"), are legally binding agreements entered into between a local authority and a developer. They provide the mechanism by which measures are secured to mitigate the impact of development on the local area.

3.2 Unless it is stated otherwise, planning obligations apply to the land concerned, are applied in perpetuity and may be enforced against the owners, mortgagees and their successors. Planning obligations form part of the title deeds of the property and may only be secured through the following type of Deed:

i. Section 106 agreements with mutual obligations between the Council and owners with interest in the application site;
ii. Unilateral planning obligations, sometimes called unilateral undertakings, signed solely by owners with interests in the application site. Unilateral undertakings cannot impose obligations on the local planning authority.

3.3 A planning obligation will be sought where a development would otherwise be unacceptable, and the objections cannot be overcome by conditions. They will be negotiated on a site-by-site basis. Obligations will typically address, but are not limited to, issues such as:

i. Affordable housing
ii. Public Open Space
iii. Transport
iv. Social infrastructure, including education and healthcare.

What is the Community Infrastructure Levy (CIL)?

3.4 The Community Infrastructure Levy ("CIL") is a charge which is levied by local authorities on new development in their area. Cheshire East Council adopted a CIL charging schedule in February 2019. It is an important tool for local authorities to use to help them deliver the infrastructure needed to support development in their area.

3.5 Further details can be seen on the Council's website[7].

Relationship between CIL and Planning Obligations

3.6 On 1st September 2019, changes came into effect in relation to the preparation of the Community Infrastructure Charging Schedule as well as relating to the process of securing developer contributions as part of the planning application process.

3.7 Prior to the CIL Regulation changes coming in on the 1st of September 2019, s106 Obligations requiring payments were limited to site specific development impacts and not related to projects or types of infrastructure that will be funded by CIL. The CIL regulations

7 https://www.cheshireeast.gov.uk/planning/view_a_planning_application/making_a_planning_application/community-infrastructure-levy.aspx

required Councils to avoid “double dipping” and produce clear guidance of infrastructure needs and projects funded through s106 Obligations and the Community Infrastructure Levy. Changes tot eh CIL Regulations removed the Regulation 123 and this was replaced with a requirement to publish an annual Infrastructure Funding Statement. The Cheshire East Infrastructure Funding Statement provides information on the monetary (and non-monetary) contributions sought and received from developers for the provision of infrastructure to support development in Cheshire East and identifies infrastructure needs, the total cost of this infrastructure, anticipated funding from developer contributions, and the choices the authority has made about how these contributions will be used.

Section 278 Agreements

3.8 A Section 278 agreement allows developers to enter into a legal agreement with the Highway Authority to fund alterations or improvements to the public adopted highway network, having regard to the needs of the development. Examples of such works could include the construction of a new access; junction improvements on the highway; or safety related works such as traffic calming or improved facilities for pedestrians or cyclists.

3.9 Requirements for s278 agreements will be negotiated separately, although an obligation may be imposed as part of a s106 agreement to enter into a s278 agreement.

Planning Conditions

3.10 Planning conditions are the most commonly used and simplest mechanism for securing the provision of on-site infrastructure e.g., roads, sewers, play areas etc. They can also be used to secure the delivery of on-site affordable housing.

3.11 Planning conditions are imposed by the Council when granting planning permission, to ensure that certain actions or elements related to the development proposal are carried out. Paragraph 55 of the National Planning Policy Framework states that planning conditions should be:

i. 'kept to a minimum and only imposed where the are necessary, relevant to planning and the development to be permitted, enforceable, precise and reasonable in all other respects'.

3.12 The NPPF also advises that conditions that are required to be discharged before development commences should be avoided, unless there is clear justification.

3.13 No payment of money or other consideration can be positively required by a condition when granting planning permission. However, where the relevant tests are met, it may be possible to use a negatively worded condition to prohibit development or occupation until a specified action has been taken.

Varying S106 agreements

3.14 Contributions levied through legal agreements will set out specifically what funding should be secured and for what purpose that funding should be spent. Once agreed, funding must be spent in accordance with the agreement, however S106 agreements may be varied where the applicant and Local Planning Authority (LPA) agree the change, or where a ‘Section

73' Planning Application is submitted, or a new planning application can be submitted and allow the renegotiation of the S106 agreement. However, reviewing or updating a S106 agreement is not dependent on the submission of a S73 application and applicants can request the LPA review agreements at any point via a Deed of Variation. It should be noted that the council would not ordinarily review or vary an agreement within five years of it being signed. In all cases the legal tests, referred to above, must be satisfied.

3.15 The information the council requires in order to consider a deed of variation are set out on the Council's website. [8]

3.16 S106 agreements can be drafted to be specific and ensure a particular issue is addressed in detail or can be drafted to allow flexibility depending on the circumstances of the site and application. For example, a S106 drafted to deliver a specific highway improvement, a roundabout for example, would mean that funding secured for that infrastructure is limited to investment in that specified infrastructure. In this instance, if the infrastructure is not delivered and the local needs change over time then a S73 application would need to be submitted to vary the S106. A S106 drafted to secure 'highway improvements' to mitigate cumulative impact from development, may be invested in a way which is less constrained but still meets the CIL tests, and may not require a S73 application to vary how funding is invested.

3.17 To take account of external changes in circumstances, a change in national guidance or policy for example, the Council may consider including more flexibility in regard to the drafting of S106 agreements to accommodate such changes in circumstances.

8 Section 106 Agreements Planning (cheshireeast.gov.uk)

4 Procedures

Pre-Application Discussions

4.1 The Council recommends that pre-application advice is sought before making a planning application. This provides an opportunity to enter into discussions regarding planning obligation requirements with Council officers so that the nature of planning obligations that are likely to be required for a particular development are made known to the developer as early as possible in the decision-making process. Pre-application discussions can help to resolve potential problems and issues which may otherwise delay the determination of a planning application once validated.

4.2 Neighbourhood plans often set out specific local requirements or infrastructure plans that may be relevant to applications. Applicants should review whether a neighbourhood plan is in place that may be relevant to their application and all neighbourhood plans can be viewed via the Council's website [9]. The Council also recommends early engagement with the local community as part of the pre-application process, particularly for major development proposals.

Heads of Terms

4.3 Where pre-application discussions have identified that developer contributions will be required, applicants should submit draft heads of terms with their planning application alongside title to the land which is the subject of the application. It will be essential that this information is submitted as part of the application, and as part of the validation process. Please be aware that failure to submit this will result in a delay in the planning application, as the application will not be validated.

4.4 Details of the process for engaging with the Local Planning Authority at pre-application stage can be found on the Council's web page or by contacting the Development Management service.

4.5 The process for negotiating planning obligations from the pre-application stage and standard templates for the legal agreements and Unilateral Undertakings can be found on the Council's webpage[10].

4.6 When submitting heads of terms applicants must use the templates available on the council's website. These documents are a standard form of s106 produced by Cheshire East Council. The Council will not ordinarily agree to changes to the definitions, or clauses 2-16 contained within this document.

S106 Stages

4.7 The following stages represent the S106 process from negotiation during the planning application process, to issuing of legal agreements and implementation of infrastructure delivery:

9 Neighbourhood Planning (cheshireeast.gov.uk)
10 https://www.cheshireeast.gov.uk/planning/view_a_planning_application/making_a_planning_application/s106_agreements_planning.aspx

1. **Pre-application:** Applicant prepares application and ensures all required information is submitted. May involve pre-application discussions where key guidance on key policy matters is provided and likely S106 contributions identified.
2. **Planning Application Submission:** Applicant submits all required information in compliance with the Council's Validation Checklist. Where necessary this must include draft Heads of Terms setting out the basis for any S106 agreement that may be necessary.
3. **Validation:** submitted application is checked for compliance with requirements and to ensure all relevant information is submitted. Failure to provide required information, in the correct format is likely to result in a delay to determination. Once the application is validated, the time allowed to determine an application begins.
4. **Consultation:** Valid application is publicised for consultation.
5. **Planning application assessed and Heads of Terms agreed:** the planning officer will assess the application in detail and prepare a report and recommend refusal or approval. Within this part of the process the draft heads of terms will be scrutinised and provisionally agreed between the applicant and council officer.
6. **Planning applications decision:** the application will be decided either under delegated decision making or via one of the Council's planning committees.
7. **S106 legal agreement drafted:** The S106 will be drafted as set out in the approved heads of terms as established at planning committee, or if delegated, as set out in the officers decision report. Once determined, the Heads of Terms are used to finalise a legal agreement under S106.
8. **Decision notice issued:** Once the S106 is complete, a decision notice may be issued.
9. **Council update records:** The Council records the content of all S106 agreements, including the sums required, what is to be funded and relevant trigger points for payment. The S106 Monitoring Officer updates the Council's database accordingly.
10. **S106 delivery monitoring:** S106 Monitoring Officer will monitor S106 agreements and ensure they are delivered as agreed.

Viability

4.8 The NPPF (paragraph 58) states that it is the applicants responsibility to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force.

4.9 The Council will seek to secure a fair and reasonable developer contribution without adversely affecting the ability for new developments to take place. Viability testing of the CELPS and SADPD has confirmed that the policy requirements set out in these plans are viable.

4.10 Planning harm can arise where contributions cannot be secured, and the failure to mitigate harmful impacts of development could be a reason for refusal of a development proposal. Therefore, where applicants believe that viability issues exist that would prevent compliance with relevant development plan policies, these issues should be discussed at an

early stage in the design process with the Council's Development Management Team. Where a financial viability appraisal is submitted to support the s106 agreement Head of Terms submission, then this should preferably be received at the validation stage of the application.

4.11 Applicants will be expected to meet the costs, as specified by the Council, associated with reviewing financial viability appraisals. This will be secured in advance of any work being undertaken on the appraisal by means of a written agreement by the applicant to cover the Council's reasonable costs associated with the work, including an independent appraisal of the submitted financial viability assessment. Viability assessments should be undertaken on an 'open book' basis and the council must be able to publish assessments without restraint.

4.12 Importantly, the national planning practice guidance ("PPG") provides further advice on planning obligations and viability[(11)]. At para 007 Reference ID: 10-007-20190509, PPG states:

4.13 *Where up-to-date policies have set out the contributions expected from development, planning applications that fully comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. Policy compliant in decision making means that the development fully complies with up to date plan policies.*

4.14 However, at Paragraph: 004 Reference ID: 23b-004-20190901, the guidance states that: *'It is not appropriate for plan-makers to set out new formulaic approaches to planning obligations in supplementary planning documents or supporting evidence base documents, as these would not be subject to examination. Whilst standardised or formulaic evidence may have informed the identification of needs and costs and the setting of plan policies, the decision maker must still ensure that each planning obligation sought meets the statutory tests set out in regulation 122. This means that if a formulaic approach to developer contributions is adopted, the levy can be used to address the cumulative impact of infrastructure in an area, while planning obligations will be appropriate for funding a project that is directly related to that specific development.'*

4.15 This SPD includes a number of formula-based approaches related to Open Space/Recreation/Leisure, Education, and Health contributions (developed in consultation with the NHS). Of these formula-based calculations BNG and Education (for the most part, but not all) are established nationally, as are any contributions where the Sport England calculator is used. The formula for open space and recreation are based on the guidance held in the Macclesfield Borough Council Supplementary Planning Guidance on s106 (Planning) Agreements (2004), and the Congleton Borough Local Development Framework Interim Policy Note - Public Open Space Provision for New Residential Development (2008) as adjusted for inflation.

4.16 As such, the guidance in the SPD can be considered to represent a starting point for discussions on how policy requirements can be translated into financial contributions and seeks to provide applicants with clarity on how the council will approach this in determining applications. Therefore, the SPD seeks to provide clarity, certainty and transparency up-front

11 https://www.gov.uk/government/collections/planning-practice-guidance

to stakeholders about the approach that will be employed, recognising the weight that can be given to the SPD is a matter for the decision maker and therefore, that the guidance provided here should be considered as a starting point in negotiations.

4.17 Viability assessments

4.18 Viability assessment of the LPS was produced as part of the evidence base for the local plan and was updated in July 2020 to support the production of the SADPD[12]. In modelling the costs of development, the July 2020 update assumes that all modelled sites will contribute an average of £5,202 per unit towards CIL and S106. The 2020 viability update re-tested the costs of CELPS policy requirements and tested newly produced SADPD policy costs. Based on the assumption of £5,202 contribution per dwelling, appraisals concluded that residual land value remained high in high-value areas and more challenging in medium and low value areas with mixed results on mixed-use and brownfield sites.

4.19 The conclusions of this assessment confirm that the Council must continue to engage with site promoters in regard to viability matters and should consider potentially accepting a lower level of affordable housing or lower provision of policy requirements in areas where viability is challenging. The Council will take a pragmatic approach to supporting the delivery of development and consider viability matters on a case-by-case basis where necessary.

4.20 Given this variable viability environment, the information and approaches set out in this SPD are included to help applicants understand the Council's starting point when calculating financial contributions that may be required to mitigate the impact of development.

4.21 Where developers expect sites are unviable in terms of delivering the full suite of policy obligations, they are invited to submit a viability assessment addressing those obligations and other matters relevant to the application, at their cost, and as part of their planning application. It is up to the applicant to demonstrate to the Council whether particular circumstances justify the need for a viability assessment, at the application stage. Policy GEN 7 of the SAPD sets out the Council's approach to the recovery of planning obligations reduced on viability grounds. Where this is relevant and applicable, any reduction in contributions will be subject to reassessment at specified future trigger points.

4.22 The conclusions of the 2020 viability assessment are held in Chapters 8, 9 and 10 of the 2020 Viability Assessment Update. Chapter 10 of the Viability Assessment Update includes appraisals across a range of site typologies, assessing a variety of policy impacts and other scenarios. The key findings of the appraisal results are included at Appendix 2 of the Viability Assessment Update.

Cross Boundary Applications

4.23 In the case of development applications close to the boundary of Cheshire East, which may have implications for service delivery in adjoining authority areas, these authorities will be consulted and requests for contributions to services provided by those authorities will be duly considered. Similarly, if adjoining authorities receive applications which will have an impact on the delivery of services in Cheshire East, the Council will seek contributions accordingly.

12 https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/site-allocations-and-policies/sadpd-examination/documents/examination-library/ec52-cec-sadpd-viability-update.pdf

Security and Timing of Payment

4.24 Where a financial obligation is necessary, payment would normally be required at a point that allows the council sufficient time to implement the required mitigation and make it effective, this may be on commencement, or on first occupation of a development. In the case of a large-scale development, it may be that the payments would be phased to meet the proportional impact of each phase. Trigger points for payments will be included in the legal agreement, as will the period in which any contribution will have to be spent.

Index Linking

4.25 All legal agreements that require financial contributions will be subject to indexation from the date of the agreement. The indexation period will therefore start with the date the agreement is signed and end with the date when each payment becomes due. The indices to be used are the Retail Prices index for non-housing related payments, the RICS Road Costs Engineering Index for highways related matters, and the House Prices Index (maintained by the land registry) for housing related payments.

4.26 Whilst the contribution amounts set out in this SPD are not governed by the CIL Regulations, the indexation that will be used both to calculate the initial agreement amounts and any post-agreement changes prior to payment, will reflect the approach contained within the CIL regulations to ensure that obligations provide for the actual costs of the infrastructure for which they are levied.

4.27 Regulation 40 of the Community Infrastructure Regulations 2010 required Local Authorities to obtain the All-in-Tender Price Index, as published by the Building Cost Information Service (BCIS) of the Royal Chartered Surveyors (RICS) on the 1st of November each year to calculate the proportionate increase in contribution rates for the following year.

4.28 The Royal Institution of Chartered Surveyors has produced a bespoke index for the Levy, based on the Building Cost Information Service's (BCIS) All-in Tender Prices Index, known as the 'RICS CIL index'. This index is produced annually, made publicly available and does not change through the year.

4.29 The September 2019 amendments to the Regulations require that the BCIS index applies to planning permissions granted before 1 January 2020 and the RICS CIL Index for the year in which it applies is calculated in the October of the previous year[13].

4.30 The BCIS index will reapply if for any reason the RICS CIL index is not produced in November of any preceding year.

4.31 Contributions for affordable housing will be calculated by using the rates set out in this, and the Cheshire East Housing SPD, adjusted as follows:

i. Index linked for inflation/deflation between the year of adoption of this SPD (2023/24 = the base year) and the year an obligation relating to an application granted planning permission is signed; and
ii. Index linked for inflation/deflation between the date the agreement is signed, and the payment is made towards the actual delivery.

13 https://bcis.co.uk/#:~:text=The%20RICS%20CIL%20Index%20for%20the%20year%20in,calculated%20by%20BCIS%20in%20October%20of%20that%20year

4.32 For open space contributions, the amounts set out in this SPD will be:

i. Index linked for inflation/deflation between the year of adoption of this SPD (2023/24 = the base year) and the year an obligation relating to an application granted planning permission is signed; and
ii. Index linked appropriately to reflect increases in costs between the date the agreement is signed, and the payment is made towards the actual delivery date of the service or facility.

4.33 For other types of infrastructure where there is no rate or amount pre-set in this SPD, contribution amounts will be set out in theS106 Agreement and clauses will be included to the effect that these will be index linked appropriately to reflect increases in costs between the date the agreement is signed, and the date the payment is made towards the actual delivery of the service or facility.

4.34 Where appropriate, particularly where trigger points are required at extended intervals of time, clauses may be written into S106 agreements to revalue the contribution required. Penalty clauses will also be written into legal agreements as standard. Failure to pay in accordance with a legal agreement will result in the application of daily interest to the agreed payment, at 4% above the base rate.

5 Fees and Charges

Legal Fees

5.1 Applicants will be required to enter into an undertaking for costs prior to legal work being commenced and will be required to pay the Council's legal costs as well as their own, for drafting and checking legal agreements and unilateral undertakings. Details of relevant fees are published via the Council's website. Applicants should also be aware that a solicitor's undertaking and proof of title will be required in all instances and, because the Council cannot proceed to resolve S106 agreements until proof of title is received, submitting this as early in the process as possible will help ensure an efficient process for all parties.

Monitoring and Enforcement

5.2 Monitoring of obligations will be undertaken by the Council's S106 Monitoring Officer to ensure that all obligations entered into are complied with by both the developer and the Council.

5.3 The amended Community Infrastructure Levy Regulations 2019 permit Local Planning Authorities to charge fees in respect of the cost of monitoring (including reporting under the CIL Regulations) in relation to the delivery of planning obligations. Fees will be reviewed annually and published on the Council's website.

Other Fees

5.4 Within S106 agreements the Council may require applicants to cover costs of administration, monitoring or additional technical assurance (for example analysis of a highway improvement) as applicable and relevant to the circumstances. All monitoring fees will be subject to indexation and payable on commencement of the development. The detailed charging schedule for s106 Monitoring Fees are set out on the Council's website[14].

14 Section 106 Agreements Planning (cheshireeast.gov.uk)

6 Contributions and Requirements

6.1 The following chapters set out more detailed advice and guidance on how S106 will be applied related to policies in the Development Plan.

7 Affordable Housing

7.1 Objective

7.2 A key priority of the LPS, is to create and maintain sustainable communities by supporting the delivery of an appropriate mix of house types, sizes and tenures including affordable housing to meet the borough's needs. It also seeks to support vulnerable and older people to live independently, and for longer (LPS Strategic Priority 2, point 1 (ii & iii)).

7.3 The Council has produced a Housing SPD (adopted July 2022), to provide additional policy guidance, focused on LPS policies SC4 (residential mix), SC5 (affordable homes) and SC6 (rural exceptions housing for local needs). This SPD aims to give greater clarity to developers, landowners and communities, focused primarily on affordable housing and specialist accommodation, including older persons accommodation.

7.4 The Housing SPD includes information on how developer contributions to affordable housing should be calculated. The approach to financial contributions from the Housing SPD is included here. For full information on how the Council applies affordable housing policies and the Council's approach to planning obligations for affordable housing, , please refer to the Housing SPD 2022 available on the Council's Website[15].

7.5 The Council provides additional information on Affordable Housing Legal Agreements at para.6.54 of the Housing SPD. Applicants should refer to this document for further guidance.

15 https://www.cheshireeast.gov.uk/pdf/planning/spatial-planning/spds/final-housing-spd.pdf

8 Cheshire Constabulary

8.1 Objective

8.2 The Strategic policies of the CELPS set out the overall pattern of development in the borough, identifying specific large-scale development sites and setting out requirements for the provision of a variety of community facilities and design led approaches that in combination seek to ensure the delivery of sustainable development.

8.3 The Council's objective is to ensure that new development designs in safety and that development protect existing community infrastructure in the interests of health and wellbeing.

8.4 Background

8.5 Cheshire Constabulary delivers crime prevention and presence through response, neighbourhood and town centre teams, attendance and service lead at emergencies and non-emergencies (such as road traffic incidents, flooding etc.), counter terrorism and community reassurance. It also attends all incidents involving deaths, provide crowd and events policing, supports community safety and crime partnerships, and provides referral responses when there are expressed concerns about domestic abuse, the safety of children, the elderly and those with special needs. Whether residents are victims of crime, witnesses to it, or require the police for any other reason, the increase in population brought about by the proposed development will result in an increase in demand for these services.

8.6 Para. 101 of the NPPF requires planning policies to promote public safety and states that: ‘the layout and design of developments should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security’.

8.7 LPS Policy SD1 ‘Sustainable Development cites that new development should, wherever possible, ‘support the health, safety, social and cultural well-being of the residents of Cheshire East’. LPS Policy SC3 ‘Health and Well Being’, requires that new development should employ ‘sound safety standards’ and protect existing community infrastructure ‘ensuring the provision of a network of community facilities, providing essential public services together with private and voluntary sector facilities, to meet the needs of the local community’.

8.8 The production of a Design and Access Statement is an important part of development proposals (see Policy SE 1 'Design') and should be used to demonstrate how policy requirements have been met. Developers should request Crime Impact Statements (CIS) from their relevant Police Crime Commissioner body (PCC) to assist with the completion of the 'safer communities' section of the Design and Access Statement and use the statement to inform their approach to community safety.

8.9 Required Contributions

8.10 Where strategic, large-scale major development is proposed, the Council will consult with the Constabulary to further understand the policing requirements of development. The Constabulary will seek to deploy additional staffing and infrastructure at the same level that is required to deliver policing to the locality and in instances where a funding gap arises to

deliver this provision, due to the new development taking place, and where the contribution is demonstrably necessary in accordance with the CIL tests, a contribution may be sought toward infrastructure necessary to deliver community safety.

8.11 When requesting policing contributions, the Council will liaise with the Cheshire Constabulary to provide the detailed justification that demonstrates how the need for additional contributions arises, the specific infrastructure investment (s) that are necessary in relation to the identified need and will require a detailed breakdown of how the financial contribution has been calculated.

8.12 S106 Agreement

8.13 Where contributions are levied, they will be secured through S106 agreements which will include relevant trigger points and will set out the specific infrastructure measures that will be invested in.

9 Climate Change

9.1 Objective

9.2 The Climate Change Act 2008 introduced a legally binding target for the UK to reduce greenhouse gases by 80% by 2050, against a 1990 baseline. In June 2019, the UK committed to cut emissions to a net zero target by 2050 (relative to the 1990 baseline). The Council, in May 2019, committed to be carbon neutral by 2025 and has prepared an Environment Strategy as part of a package of measures to detail how this commitment will be met.

9.3 The Council encourages all businesses, residents and organisations in Cheshire East to reduce their carbon footprint by reducing energy consumption and by promoting healthy lifestyles.

9.4 Background

9.5 The planning system has a critical role to play in addressing climate change, in terms of both mitigating its effects and shaping places to cope with its impacts.

9.6 SADPD Policy ENV7 Climate Change builds on policies in the LPS and the content of the Environment Strategy and, in combination with other policies in the plan, is designed to make sure that development and use of land in the borough contributes to the mitigation of, and adaptation to, climate change impacts.

9.7 Climate change mitigation measures can also add to the sense of place and the design quality of development. The policy is consistent with the government's commitment to a more sustainable construction sector in the Industrial Strategy Construction Sector Deal (2018), including its mission to at least halve the energy use of new buildings by 2030.

9.8 In line with LPS Policy SE 8 'Renewable and low carbon energy', the Council will look favourably upon development that follows the principles of the Energy Hierarchy, and seeks to achieve a high rating under schemes such as BREEAM (for non-residential development), CEEQUAL (for public-realm development) and Building for a Healthy Life (or as updated).

9.9 Required Contributions

9.10 A suite of climate related mitigation measures are required of development, many of which are required to be designed into the fabric of the proposal. For example, the provision of SUDS should be considered at an early stage, landscaping schemes should include species that are resilient to climate change and Biodiversity Net Gain will be secured to enhance habitats. In addition, Part L of the Building Regulations requires improved efficiency in energy performance of buildings with delivery regulated outside of the planning consent process.

9.11 Non-residential development over 1,000 sqm will be expected to secure the minimum standards set out in Criterion 2 of LPS Policy SE 9 'Energy efficient development and all 'major' residential development schemes should provide for at least 10% of their energy needs from renewable or low carbon energy generation on site unless the applicant can clearly demonstrate that having regard to the type of development and its design, this is not feasible or viable.

9.12 Climate change related measures and contributions will normally be secured through the design process, and the use of planning conditions, rather than developer contributions. Therefore, early engagement with the Council on the implications of climate change policies in the site context, is recommended.

9.13 However, there may be instances where delivery of energy generation is secured by S106, or contributions to the delivery of offsite clean energy are required in order meet the relevant policy tests and make development acceptable in planning terms.

10 Design and Public Realm

10.1 Objective

10.2 Cheshire East has a unique character and sense of place and it is important that new development responds to this context. The delivery of high-quality design is expected in all developments and should be considered at the earliest stage of forming proposals. Development proposals should, therefore, consider the wider character of an area, as well as that of the site, and its immediate context, to ensure high quality design is employed which reinforces the qualities and character of the area in which the site is located.

10.3 This means that the architectural, urban and landscape design of a scheme must demonstrate their performance in regard to high quality design principles.

10.4 Additionally, it is recognised that where new development is proposed in locations where occupiers will be likely to utilise town centres, this intensifies use of town centre public realm, increasing the need for facilities such as seating, waste bins, cycle racks, safe pedestrian routes etc., and the impact on long-term maintenance costs.

10.5 Background

10.6 The NPPF sets out that the creation of 'high quality, beautiful, and sustainable buildings and places is fundamental to what the planning and development process should achieve' (para.131) and Cheshire East's Development Plan supports this aim through policy SE1: Design, of the LPS and policy GEN1: Design Principles, of the SADPD. Expectations in regard to how these policies should be interpreted are set out through the Cheshire East Design Guide SPD.

10.7 The NPPF also sets out that local authorities should 'support the role that town centres play at the heart of local communities, by taking a positive approach to their growth management and adaptation' (para.90).

10.8 The LPS contains multiple policies related to design matters and public realm, including Policy SE1: Design and Policy EG5: Promoting a Town Centre Fist Approach to Retail and Commerce.

10.9 Policy Strategic Location LPS1: Central Crewe establishes multiple design led ambitions for the town centre and central area of Crewe, with policy RET 10 'Crewe Town Centre' of the SADPD providing further detail. Similarly, Strategic Location LPS12: Central Macclesfield and SADPD policy RET 11 'Macclesfield Town Centre and Environs' does the same for the central area of Macclesfield. Further, a Strategic Regeneration Framework[(16)] has been adopted by the Council which articulates the Council's preferred approach to design across this area.

10.10 In seeking to deliver this aim of creating high quality places and supporting our town centres, Cheshire East Council has adopted a series of Town Centre Vitality Plans[(17)] that set out guidelines for development in town centres across the borough, these should be referred to where appropriate.

16 https://www.cheshireeast.gov.uk/business/major_regeneration_projects/town_centre_vision/macclesfield-town-centre-regeneration.aspx
17 https://www.cheshireeast.gov.uk/business/major_regeneration_projects/town-centre-vitality-plans.aspx

10.11 Required Contributions

10.12 High-quality public realm will normally be secured through the design process, and the use of planning conditions, rather than developer contributions. Therefore, early engagement with the Council on what high quality design means in the site context, is recommended.

10.13 In order to secure delivery of high-quality places, the Council support the inclusion of public art in the landscape and urban design of schemes. This provision can be undertaken in several ways, for example through the use of public seating designed by local artists, ornamental brise-soleil, or murals that feature on gable walls. In such instances, whilst the provision may be secured by condition, a S106 agreement be used to secure the funding for on-going maintenance.

10.14 For development delivered in phased consents, or for development within town centres, it may be appropriate to use S106 agreements to ensure the delivery of space that functions as public realm for latter phases of the development, or to ensure that the scheme connects with other areas of existing or proposed public realm outside of the development boundary.

10.15 New residential development can support and generate additional local expenditure for town centres which can positively impact on the vitality and viability of centres nearby, however, as set out above, intensification of use may also increase pressure on basic town centre services and require a contribution to maintenance costs. For development that has a reliance on, or connection with, a town centre, and it can be demonstrated that the proposal will have an impact on the town centre that requires mitigation, contributions may be sought for specific projects or for measures set out in the Council's Town Centre Vitality Plans, Strategic Regeneration Frameworks, or other adopted policy documents.

11 Ecology

11.1 12.1 The Council is developing a Biodiversity Net Gain SPD which can be accessed via the Council's website[18].

11.2 Local Plan Strategy Policy SE 3 'Biodiversity and Geodiversity', seeks to make sure that there is no overall loss of biodiversity and geodiversity and seeks to utilise avoidance, mitigation, compensation, and offsetting strategies to achieve this. The policy makes clear the Council's commitment to increasing the total area of valuable habitat in the borough, through linking up of existing habitats and the creation of ecological steppingstones and wildlife corridors.

11.3 SADPD Policy ENV1 'Ecological Network' and ENV2 'Ecological Implementation' provide additional detail about how this will be achieved by making sure that all development proposals contribute positively to the conservation of biodiversity and geodiversity.

11.4 Overall, the Council's objective is to seek ecological mitigation and enhancement on site, and where that is not possible, seek contributions to offsite in order to ensure that development in Cheshire East positively contributes to the conservation and enhancement of biodiversity.

11.5 Background

11.6 NPPF para.180 (d) requires that 'Planning policies and decisions should contribute to and enhance the natural and local environment by:

i. (d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

11.7 NPPF Para. 185 (b) requires that:

i. To protect and enhance biodiversity and geodiversity, plans should:

(1) (b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

11.8 Biodiversity Net Gain is a concept introduced by the Environment Act and is a statutory obligation from 2024 onwards. The Council does not have a specific Biodiversity Net Gain policy in the development plan for Cheshire East, but, through CELPS policy SE3 'Biodiversity and Geodiversity', does seek to ensure that development will 'positively contribute to the conservation and enhancement of biodiversity' and policies ENV1 and ENV2 of the SADPD provide further detail on this approach.

11.9 Policy SE3 of the LPS identifies areas of high biodiversity or geodiversity and emerging policy ENV1 of the SADPD sets out the extent of the Ecological Network in Cheshire East. The Ecological Network is the extent of known ecological assets which incorporates existing

18 https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/supplementary_plan_documents/supplementary_plan_documents.aspx

protected sites and priority habitats, and it identifies areas to restore and buffer the network. Policy ENV2 'Ecological Implementation' sets out that proposals should achieve a biodiversity net gain and be supported by a biodiversity metric calculation.

11.10 The policy also requires applicants to apply the mitigation hierarchy in their approach to site design by firstly avoiding harm, then, if impacts cannot be avoided, successfully mitigating such impacts; and if mitigation is not possible, or fully possible, providing compensation measures. The expectation is that enhancement and mitigation is delivered on-site, and it is only where this is demonstrably not possible that offsite compensation will be considered.

11.11 Advice on fulfilling the requirements related to Biodiversity Net Gain is set out in the Government's Planning Practice Guidance [19] and further local advice will be established via the Council's Biodiversity Net Gain SPD.

19 Biodiversity net gain - GOV.UK (www.gov.uk)

12 Education

Objective

12.1 The Councils objective is to secure excellent educational facilities to meet the needs of the current and future population of all ages, to improve educational attainment and provide a wide skills base (Strategic Priority 1).

12.2 All our children and young people deserve to be happy, healthy, and safe and to enjoy a life which is filled with fun and opportunities to learn and develop. Their interests are at the heart of everything we do. We want to ensure our children and young people leave school with the best skills and qualifications they can achieve and the life skills they need to thrive into adulthood. Schools are pivotal in contributing to the educational and qualification achievement within the borough, providing social and economic opportunities for local people and making Cheshire East a great place to live and learn.

12.3 Background

12.4 As the Strategic Commissioner of school places, Cheshire East Council (CEC) has a statutory duty to ensure a sufficiency of school places for children resident in its area who wish to attend a publicly funded school. This includes local authority-maintained schools, academies and free schools providing mainstream provision and special educational provision for pupils who have special educational needs.

12.5 One of the core principles of the National Planning Policy Framework (NPPF) is that planning should 'proactively drive and support sustainable economic development to deliver the homes, businesses and industrial units, infrastructure and thriving local places that the country needs.

12.6 Sufficient appropriate infrastructure is crucial to the well-being of any society. The timely provision of education infrastructure to mitigate the impact of new residential development is essential to deliver high quality school places associated with the need which arises directly as a consequence of new housing. It is important to ensure that all developments are adequately supported by appropriate education infrastructure.

12.7 The Department for Education (DfE) expects the local authority to secure funding towards school places that are created to meet the need arising from housing development. The Department for Education guidance, Securing Developer Contributions for Education, November 2019 states that:-

12.8 “The government is committed to ensuring that there are enough good new school places to meet local needs, while also driving forward an ambitious housing agenda to increase housing delivery, home ownership and the creation of new garden communities”

12.9 S106 of the Town and Country Planning Act 1990, as substituted by the Planning and Compensation Act 1991, sets in place the statutory basis for obtaining funding from developers through planning obligations to meet their obligations to the local community.

12.10 In parallel with the existing S106 planning regime is the Community Infrastructure Levy (CIL). It is a levy which Local planning Authorities (LPAs) in England and Wales can choose to charge on new developments in their area. It is a funding mechanism intended to

help fund major infrastructure to support the development of a wider area, rather than to make individual planning applications acceptable in planning terms. The 2019 CIL Regulations enable local authorities to use funds from both CIL and S106 obligations to pay for the same piece of infrastructure, and future responses to planning applications will reflect this change.

12.11 The education department uses a combination of CIL and S106 for financial contributions for infrastructure from new development, with a focus on S106 for education. This allows mitigation for site specific impacts arising from new developments. Education projects identified in the CIL 2019 charging schedule can be found on the Council's website[20].

12.12 Education Forecasting and Methodology General Principles

12.13 5.1 Forecasts are produced at school and planning area level, in line with national DfE guidance.

12.14 The basis for the primary pupil forecasts is the October school census data. This provides the number on roll which is projected forward over the forecasting period for year groups 1-6. Reception forecasts are produced by using a weighted average of the last 3 years actual intake figures. In addition, birth data is used as a control figure and an average over 3 years is applied to take account of pupil migration based on actual intakes. CEC is traditionally an “importer” of pupils from neighbouring local authorities and therefore a percentage of non-Cheshire residents will be factored in based on the average intake over the last 3 years.

12.15 The basis for the secondary pupil forecasts is the October school census data. This provides the number on roll which is projected forward over the forecasting period for year groups 8 -11. Year 7 forecasts are arrived at by calculating the percentage feeder rate for each of the primary schools transferring to secondary schools based on a 3-year average. This percentage average is then applied to the actual numbers on roll in the primaries as at the October census. CEC is traditionally an “importer” of pupils from neighbouring local authorities and therefore a percentage of non-Cheshire residents will be factored in based on the average intake over the last 3 years.

12.16 The basis for the sixth form pupil forecasts is the October school census data. This provides the number on roll. Sixth form forecasts are arrived at by calculating the percentage transfer rates to years 12 and 13 from years 11 and 12 based on a 3-year average. This percentage average is then applied to the actual numbers on roll at the school for each of the year groups as at October census. In addition, the school has a published admission number for external pupils and a 3-year average of the actual intake will be factored into forecasts.

12.17 The above forecasting methodology creates the basic need forecasts. In addition to these basic need forecasts additional anticipated pupils from new housing developments are then added.

12.18 The education department currently assesses schools identified within a 2-mile safe walking distance for primary or 3 mile safe walking distance for secondary.

20 https://www.cheshireeast.gov.uk/pdf/planning/spatial-planning/cil-charging-schedule-feb-19.pdf

12.19 At present forecast SEN pupil numbers are based on current percentage of children with an Education Health Care Plan (EHCP) against the number of children resident in Cheshire East.

12.20 Process for Assessing need – General Principles

12.21 Following notification of a planning application submission, the education department will undertake an assessment of the application using the criteria as outlined in this policy and respond as necessary to Cheshire East's planning service.

12.22 All residential planning applications of 11 dwellings (2 bedroom +) or more will be assessed against impact on education.

12.23 Specialist accommodation such as student accommodation, elderly accommodation, assisted living accommodation and 1 bedroom dwellings are exempt from assessment as it is assumed no children would reside there.

12.24 Where the education department has built school provision/infrastructure in anticipation of forthcoming local plan sites, the education department will require a proportionate share of a retrospective contribution where the development is directly relatable to the project.

12.25 The Community Infrastructure Levy (CIL) Regulations (as amended in September 2019) no longer impose a pooling restriction on the use of the planning obligations to fund the same type of infrastructure or infrastructure project.

12.26 Due to increasing changes to schools and academies making changes to their capacity, admission arrangements, catchment areas etc, it is essential that the education department has the flexibility to use the S106 contributions at the most appropriate school at the time of implementing the additional infrastructure requirements.

12.27 Process for assessing need – Mainstream Education

12.28 Before assessment takes place Schools Organisation will calculate the anticipated pupil numbers using the latest DfE pupil yield data.

12.29 When assessing a proposed residential development (also known as a housing impact assessment), state funded mainstream primary schools that fall into the 2-mile safe walking (and/or catchment*) for primary needs are assessed collectively for capacity, and measured against the 5-year primary forecasts, primary children expected from approved housing and the children expected from the proposed development.

12.30 The education department currently assesses primary schools identified within a 2-mile safe walking distance unless there are no schools within that radius, in these circumstances the catchment school will be used for assessment.

12.31 When assessing a proposed residential development, state funded mainstream secondary schools that fall into the 3-mile safe walking (and/or catchment) for secondary needs are assessed collectively for capacity, and measured against the 7-year secondary forecasts, secondary children expected from approved housing and the children expected from the proposed development.

12.32 There may be occasion where no primary or secondary schools are within the safe walking distance and the catchment school that will be used is more than the 2- or 3-mile distance. This is more likely in rural developments. If the school within 2 or 3 miles is another borough then we would need to find our nearest school.

12.33 The education department currently assesses secondary schools identified within a 3-mile safe walking distance.

12.34 A housing impact assessment is carried out to determine whether there would be a surplus or deficit of school places against a proposed development and therefore whether a developer contribution is required. This assessment is provided as part of every education consultation response to a proposed development.

12.35 Any known changes in school capacity are reflected in housing impact assessments.

12.36 A developer contribution will be sought if there is a shortfall of school places at any point in the forecasting period, as a result of the pupils expected from a proposed development.

12.37 Where the education department has built school provision in anticipation of forthcoming local plan sites, the education department will require a proportionate share of a retrospective contribution where the development is directly relatable to the project.

12.38 Children forecast from approved development, where there is a negotiated S106, are reflected in the housing impact assessment as additional capacity.

12.39 It is assumed that the years beyond the forecasting period remain constant, as birth rates and other data needed to create predictions is unavailable.

12.40 Forecasts are used to estimate the future need for school places: taking into account existing school capacity and parental preference outcomes. Future need is not therefore a direct comparison with current or previous numbers on roll, or what percentage lives in the catchment area of the school or otherwise what percentage are siblings, as it is highly unlikely that the same ratios will exist in the future. The methodology used is to estimate future need based on school census data, but also taking into account live birth data, parent choice through admission process and trends. Approved housing is factored into the forecasts based on the Cheshire East build rate.

12.41 Approved housing, for which no S106 contribution in relation to education was received, will take up surplus school places. If such developments have been approved for a particular area, the outcome of a housing impact assessment may fluctuate.

12.42 Education will seek contributions from developers towards early years, primary, secondary, further education, SEN, and school transport where a proposed development creates a need for any of those types of educational provision.

12.43 Education will seek contributions for SEN infrastructure until data shows that SEN children from new development can be educated within Cheshire East sustainably. Current SEN Guidance is in Section 19.

12.44 **Site mitigation**

12.45 All schools in the borough have been assessed to review site constraints in relation to possible future school expansion, within the extent of the current school site. If a contribution is requested for school(s) that will have a shortfall of playing field provision, and a new school site is not available, then the cost of site mitigation will be required in the form of purchasing additional land or an all-weather synthetic sport pitch. In the event that additional land is available for a school, education will decide the most suitable option in accommodating the additional children.

12.46 The size and cost of an all-weather pitch will be provided within the consultation response, where required, where land is not available to purchase.

12.47 The cost for additional land or an all-weather pitch will be in addition to the costs for school buildings. Current costs can be found in Section 17.

12.48 Where the need for a new primary school has been identified

12.49 Where development sites in an area trigger the need for additional primary school places, a new primary school and provision of land will be required when the need is for at least 1 form of entry (30 places per year group plus nursery provision). The developer will be required to fund the construction of the new school and provide the necessary land, access and relevant services. This is in line with the DfE expectation of minimum school size to be viable published in the DfE guidance.

12.50 If more than one development site is expected to be contributing to the overall need for a new primary school, each developer will be required to pay the relevant amount towards the overall total construction cost and the cost of the necessary land, access and relevant services.

12.51 While many early years settings fall within the private, voluntary, and independent (PVI) sector, local authorities have a duty to ensure early years childcare provision within the terms set out in the Childcare Acts 2006 and 2016. DfE has scaled up state-funded early years places since 2010, including the introduction of funding for eligible 2-year olds and the 30 hours funded childcare offer for 3-4 year olds. Expanded early years entitlements for children aged nine months to three years old become available from 2024. The take-up of funded childcare entitlements is high, increasing demand for early years provision. All new primary schools are now expected to include a nursery.

12.52 Where the need for a new secondary school has been identified

12.53 Where development sites in an area trigger the need for additional secondary school places, a new secondary school and provision of land will be required when the need is for at least 4 form of entry (120 places per year group). The developer will be required to fund the construction of the new school and provide the necessary land, access and relevant services. This is in line with the DfE expectation of minimum school size to be viable published in the DfE guidance.

12.54 If more than one development site is expected to be contributing to the overall need for a new secondary school, each developer will be required to pay the relevant amount towards the overall total construction cost and the cost of the necessary land, access and relevant services.

12.55 New School Sites and Transfer of Land

12.56 In some instances, it may not be feasible to extend a local school due to site constraints or there may not be sufficient pupil places in the local area to cope with the increase in numbers. In this instance a new school will be required to cater for new development and the education department will expect the developer to provide a level, clear, uncontaminated, fully serviced and accessible site free of charge, in addition to the full build cost. New schools, land and buildings will be based on the Department for Education recommendations, which is currently Building Bulletin 103 Building Framework for primary and secondary schools and 104 for SEN Schools.

12.57 When there is a determined need for a new primary school, DfE guidance is that "all new primary schools are expected to include a nursery".

12.58 Where additional land is needed to facilitate infrastructure improvements to accommodate the pupils generated by a development, the developer may be required to either provide land on site and transfer to CEC at nil cost or provide sufficient funding to acquire alternative land for a school site. Any additional land required to facilitate expansion will need to be in accordance with standard form of entry increases in pupil admission numbers and set against the relevant building bulletin.

12.59 In some cases developers may be able to provide the required infrastructure on the site themselves, instead of paying the required contributions sum to Cheshire East Council. In this instance a building specification and monitoring charter will be agreed.

12.60 Where the development is not large enough on its own to warrant a new school but is of sufficient size to trigger the need for a new school because existing schools cannot satisfactorily accommodate the pupils from the development, then the developer will be expected to provide a level, cleared, fully serviced and accessible site, plus a proportionate share of the new build costs. For example, if the development generated 50% of the pupils, then a 50% contribution will be sought toward the cost of a new school.

12.61 If a new school opens below its full capacity while it awaits pupils moving to new housing within the developments, this does not represent an available surplus for other developments when assessing their own impact and mitigation. Only when we receive confirmation that the planned developments delivering the new school are not providing the total number of dwellings in the associated planning application will this be considered.

12.62 Section 14 contains current new school project costs. These have been calculated based on DfE BB103 guidance for size/space requirements and using cost detailed in the DfE Pupil score cards, A regional weighting factor is also applied, which are updated annually. Developers need to be aware that these costs may vary on a site-specific basis, as the cost of a school is dependent on many variable factors (including but not restricted to relevant building standards requirements, highway mitigation and issues relating to the proposed site itself) and cannot be applied uniformly.

12.63 When necessary, additional contributions will also be sought "to ensure that all education needs are properly addressed, including temporary education needs where relevant, such as temporary school provision and any associated school transport costs before a permanent new school opens within a development site".

12.64 New School Site Specification

12.65 Where a developer is required to provide land to accommodate school provision, Cheshire East Council will require that the site include the following:

i. The site should be in the heart of the community, encouraging walking or other environmentally friendly means of pupils going to and from school (e.g. providing access to public transport and safe routes to school – i.e. pupils do not have to cross a major road) Proximity to other local community facilities (which pupils can visit as part of their learning and development) and associated parking areas (separate from staff car parking) are vital.
ii. School security is important. For example a school in a rural or remote area is vulnerable because it is not overlooked by neighbours.
iii. Land should be flat, at level with surrounding areas, rectangular in shape, fully serviced (water, gas, electric, foul/storm), free draining and with at least 30cm of clean topsoil. Note: Fully serviced is fully serviced to permit the site to operate at a capacity to allow the school and its associated infrastructure to function and operate
iv. Land should not be crossed by public right of way or access, not liable to flooding, not crossed by or bounded by power lines, not crossed by and sufficiently distant from gas mains and outside the cordon sanitaire of any sewage plant.
v. Land should be free of items or structures of archaeological interest, protected species or habitats, or part of a conservation area or planning restrictions.
vi. Land should be free from buildings and other surface structures, trees and abutting trees, pipes and underground cables, spoil, land fill and fly tipping and void spaces such as wells, sumps and pits.
vii. Land and the surrounding site should be free from contamination, radiation, ground gasses and vapours or invasive plants such as Japanese Knotweed.
viii. Land and the surrounding site should be outside any current or proposed 57dBA Leq noise contour and not affected by potential sources of noise, air or light pollution.
ix. The land should be sufficiently distant from any site that may cause public anxiety, such as chemical or petrol chemical production or storage, the storing or handling of live viruses, facilities housing or treating people with a history of violence or a threat to children, incinerators, current or previous landfills, prisons or facilities for persons with a history of offending, phone or radio mast transmitters, high voltage power lines and premises housing dangerous animals, birds, reptiles or insects.
x. Land must be available and accessible for investigation purposes. Vehicular access must be suitable for construction and commissioning purposes. Adopted public highway must be provided to ensure suitable vehicular access for building maintenance (not a cul-de-sac). A separate suitable vehicular access to service the playing field must be provided.
xi. Traffic calming or 20mph speed limits must be implemented on surrounding roads to the site.
xii. Notification of site transfer and school opening will be at the discretion of The Council and will be determined upon the timing for the need of school places. If delays occur beyond The Council's control, The Council will seek costs associated with transporting pupils to neighbouring schools, whether that is in neighbouring towns or authorities.
xiii. If the school location is not within the immediate area of the initial house build phase, then appropriate highway infrastructure must be installed to allow safe access for vehicles and pedestrians upon the opening of the school.

12.66 Education: Pupil Yields

12.67 The Council applies the following yields:

i. 29 x primary children per every 100 dwellings
ii. 14 x secondary children per every 100 dwellings
iii. 2 x SEN pupil per every 100 dwellings (see section 15 for details regarding this).
iv. 13 x EYFS children per every 100 dwellings – currently the early years' service are developing a policy for claims/yields for EYFS
v. 4 x further education pupils per every 100 dwellings – currently the education Service is developing a policy for claims/yields for FE pupils.

12.68 The yields are derived from the DfE's updated securing developer contributions for education guidance, published in August 2023. The DfE calculated yields uses data from Ordnance Survey, Valuation Office Agency, Office of National Statistics, DfE, and the National Pupil Database.

12.69 To date, Cheshire East Council does not claim infrastructure costs for EYFS and Further Education, however if a deficit of infrastructure is identified and forecast to be exacerbated as a result of further development, then this policy may change throughout the life of the local plan, as the provision is need driven. Currently the education service is developing a policy for claims/yields for EYFS, FE Pupils and transport costs. The latest DfE guidance does not have a complete analysis for EYFS or FE therefore the figures used at Cheshire East's last analysis have been used. Once analysis is completed, this will be updated and consulted on at a later date.

12.70 The SEN yield reflects SEN need for all through ages for EYFS (0.13), Primary (0.29), Secondary (0.14) and Further Education (0.04) with a total of 0.60. 2022/2023 statistics show that 4.7% of the borough's children have an EHCP.

12.71 Please note that the education department frequently review the pupil yield, this policy will be amended if the makeup of yields changes. Furthermore, the percentage of SEN children in the borough will vary year on year and this will be updated annually to reflect this.

12.72 Expansion Costs

12.73 *Cheshire East weighting applied at: 1.08695622

Table 12.1

Age Range	Cost per Pupil	Evidence
EYFS	£17,268.00	As per basic primary cost
Primary	£19,425.00	DfE Guidance Securing Developer Contributions for Education and Local Authority Score Cards
Secondary	£26,717.00	DfE Guidance Securing Developer Contributions for Education and Local Authority Score Cards
Post 16	£23,775.00	As per basic secondary cost

SEN (2-19)	£74,920.00	National School Delivery Cost Benchmarking Study

12.74 School expansion costs are provided by region via the DfE Pupil score cards. A regional weighting factor is also applied.

12.75 Please note that due to the ongoing cost increases the figures (£) detailed in section 13 will be reviewed and be updated on an annual basis

12.76 **Education: New School Cost**

12.77 *Cheshire East weighting applied at: 1.08695622

Table 12.2

Age Range	Cost per Pupil	Evidence
EYFS	£20,508.00	As per basic primary cost
Primary	£23,192.00	DfE Guidance Securing Developer Contributions for Education and Local Authority Score Cards
Secondary	£28,096.00	DfE Guidance Securing Developer Contributions for Education and Local Authority Score Cards
Post 16	£24,929.00	As per basic secondary cost
SEN (2-19)	£85,539.00	National School Delivery Cost Benchmarking Study

12.78 New School costs are provided by region via the DfE pupil score cards. A regional weighting factor is also applied.

12.79 Please note that due to the ongoing cost increases the figures (£) detailed in section 14 and 15 will be reviewed and updated periodically.

12.80 No. of dwellings x pupil yield x DFE cost per place figure/regional weighting (1.08695622)

12.81 SEN = No. of dwellings x pupil yield x 0.047 x DFE cost per place figure/regional weighting (1.08695622)

12.82 Pupil Yield formulae

12.83 Anticipated mainstream pupil yield: Ay = D*My

12.84 Anticipated SEN pupil yield: Sy=D*Sy*P

12.85 Monetary Contribution formulae

12.86 Mainstream: Ay*C divided by R

12.87 SEN: ASy*C Divided by R

12.88 **Key**:

12.89 **D** = Number of 2+ bedrooms in the development

12.90 **My** = pupil yield for primary/secondary places, as set out in the latest published DfE guidance/scorecard

12.91 **Sy** = SEN pupil yield as set out at paragraph 13.73

12.92 **ASy** = Anticipated pupil yield, calculated using yield stated at paragraph 13.73 and the number of 2+ dwellings in the development

12.93 **P** = the percentage of Cheshire East children with an EHCP

12.94 **C** = Cost per place as set out in the latest published DfE guidance/scorecard

12.95 **R** = The regional weighting as set out in the latest published scorecard

12.96 All contributions must be index linked as the amount calculated at the time a planning application is made may be significantly devalued by build cost inflation by the time the development begins, and the contribution is paid. The index used is the building cost information service (BCIS) all in tender price index.

12.97 Forecast SEN pupils will be discounted from forecast preschool, primary, secondary and further education, where applicable to prevent double counting.

12.98 All yields are rounded to the nearest whole number.

12.99 Please note that due to the ongoing cost increases the figures (£) detailed in section 15 will be reviewed and be updated on an annual basis.

12.100 Example based on school expansion figures

12.101 400 2 bed + dwellings would expect to generate 52 EYFS children (400 x 0.13), primary children (400 x 0.29) 56 secondary children (400 x 0.14) and 16 further education children. The development would be anticipated to result in 11 pupils requiring an SEN school place (of which 2 child is of EYFS age, 3 children are of primary age, 2 child of secondary age and 2 child of Further Education age).

12.102 116 (-3 SEN) x £19,425.00 / 1.08695622 = £ 2,019,423.56 primary contribution

12.103 56 (-2 SEN) x £26,717.00/ 1.08695622 = £ 1,327,300.93 secondary contribution

12.104 11 x £74,920.00/ 1.08695622 = £758,190.61 SEN contribution

12.105 Total education contribution = £4,104,915.10

12.106 Please note that due to the ongoing cost increases the figures (£) detailed in section 16 will be reviewed and be updated on an annual basis

12.107 **Synthetic pitch costs**

12.108 £114.23 per M2 of synthetic sports pitch

12.109 Please note that due to the ongoing cost increases the figures (£) detailed in section 17 will be reviewed and be updated on an annual basis.

12.110 School Transport Costs

12.111 Where necessary, a home to school transport contribution would be required from developers where the development sits outside of the 2 or 3 miles safe walking distance of nearby schools based on the following formula:

i. Primary: (No of dwellings X pupil yield) X £1,422.00 X 7
ii. Secondary: (No of dwellings X pupil yield) X £1,422.00 X 5
iii. SEN: (No of dwellings X pupil yield X 0.047)/100 X % of children with EHCP who receive transport X £8,164.00 X No of years in school"

12.112 SEN Guidance

12.113 The English national percentage of children with an Education, Health & Care Plan (EHCP) or a statement of educational need identified in 2022 was 4.3%, as published on GOV.UK. The current percentage for Cheshire East is slightly higher than this at 4.7% of school age children within the borough.

12.114 Cheshire East identified that 9.9% of children in the borough required SEN support but no statement (i.e., school action and school action plus). These pupils attend mainstream schools and are funded through central government through school's budgets. These children are included in the mainstream yields and are not part of the SEN yield.

12.115 SEN Requirements

12.116 An EHCP or a statement of SEN is individual to each child's needs. Difficulties within education can range from mild to severe and can include physical disabilities, learning disabilities, mental and behavioural. SEN children who attend a SEN school will have been statemented with one or more of the below:

i. Autistic spectrum disorder
ii. Behavioural, emotional & social difficulties
iii. Moderate learning difficulty
iv. Profound & multiple learning difficulty
v. Severe learning difficulty

12.117 Sometimes pupils with physical disabilities require additional space requirements for the use of equipment such as standing frames, motorised wheelchairs, or horizontal learning stations etc. They may require access to personal care facilities and additional storage for their equipment. Pupils with social, emotional, and mental health difficulties require personal space and areas that allow them to withdraw from groups. Pupils with mobility and communication difficulties usually require specialist equipment and smaller break off rooms for additional support. Taught groups are usually smaller to accommodate individual needs, for example children with autism require low sensory stimulus, whereas children with profound learning difficulties require intensive stimulation. Disabled pupils require space for physiotherapy, which may require room for specialist equipment, such as a hoist.

12.118 SEN Capacity

12.119 As stated in the DfE Building Bulletin 104 (2015), Pupils are taught in smaller groups, averaging between 8 – 12 children/young adults, however based on pupil's individual needs, this can fall as low as 4-6 children/young adults.

Table 12.3

Ambulant Pupil SEN need	Pupils per Class base	Non Ambulant Pupil SEN need	Pupils per Class Base
Moderate Learning Difficulty	8 - 12	Moderate Learning Difficulty	4 - 6
Severe Learning Difficulty	8 - 12	Severe Learning Difficulty	4 - 6
Autistic Spectrum Disorder	6 - 8	Autistic Spectrum Disorder	4 - 6
Behavioural, Emotional and Social Difficulties	6 - 8	Profound and Multiple	4 - 6

12.120 Against the DfE Building Bulletin BB104 (December 2015) a special school, which caters for a variety of complex needs, has a minimum and maximum of sized class bases to accommodate a minimum and maximum number of children, which is based on the severity of the child's individual need. To allow for changes to need an element of flexibility needs to be allowed for.

Table 12.4

SEN Need	Ambulant / non ambulant pupil	EYFS / Primary / Secondary	Min M2	Min Pupils	Max M2	Max Pupils
Hearing impairment	Ambulant	primary / secondary	30m2	4	56 m2	12
Visual impairment	Ambulant	primary / secondary	30m2	4	56 m2	12
Behavioural, emotional and social difficulties	Ambulant	primary / secondary	30-38m2	4	56 - 66m2	12
Moderate learning difficulty / severe	Ambulant	EYFS	30-38m2	4	56 - 66m2	12

learning difficulty / autism						
Autistic spectrum disorder	Ambulant	All	38-46m2	4	66 -78 m2	12
Severe learning difficulty / profound and multiple learning difficulty	Non-ambulant	All	50-58m2	4	86 - 94 m2	12
Physical disability / severe learning difficulty / profound and multiple learning difficulty	Non-ambulant	All	58m2	4	94m2	12

12.121 SEN class bases accommodate fewer children compared to mainstream class bases due to the nature of the pupil's learning environment requirements. SEN schools are likely to have additional rooms such as sensory bases, changing facilities, therapy rooms and smaller break out rooms where children can go to withdraw.

12.122 Some mainstream schools have specially resourced provisions and designated special need provision, which accommodates SEN pupils. The SEN pupils who utilise this provision are on roll at the mainstream schools. The accommodation used for this provision still falls within the guidelines above for SEN pupils.

12.123 SEN Forecasting Need

12.124 Cheshire East Council has published its Sufficiency Statement[21] for children & young people with special educational needs, this document has identified that CEC needs to increase its specialist provision as children have to be placed in schools outside of Cheshire East.

21 https://www.cheshireeast.gov.uk/pdf/livewell/sen/send-sufficiency-final-for-website.pdf

12.125 The education department acknowledges that there is an existing shortfall of Special School places, however using the borough's current 4.7% of expected SEN pupils, live birth data, and additional children expected from the Local plan and speculative development will further exacerbate this.

12.126 **SEN Infrastructure Costs**

12.127 Expansion Costs: *Cheshire East weighting applied at: 1.08695622

Table 12.5

Age Range	Cost per Pupil	Evidence
SEN (2-19)	£76,184.00	National School Delivery Cost Benchmarking Study

12.128 New School Costs: *Cheshire East weighting applied at: 1.08695622

Table 12.6

Age Range	Cost per Pupil	Evidence
SEN (2-19)	£83,413.00	National School Delivery Cost Benchmarking Study

12.129 **SEN Projects**

12.130 At present, The Council intends to create additional places by expanding existing schools and creating new provision within the Borough. This is further defined within The Council SEN Sufficiency Statement[22].

12.131 The pupil yields expected from housing developments are factored into the pupil projections year on year. The education department is expected to accurately forecast pupil projections in line with DfE tolerances, which in turn formulates the Borough's entire capital programme based on forecast need. The education department continuously and actively studies, evaluates, and researches best practice and strives to improve accuracy, efficiency, and value for money; therefore, the flexibility to alter formulas is vital due to the nature of the data, which can vary year on year.

12.132 The need for flexibility further extends to build costs. The education department has a Statutory Duty to provide school places and is measured on cost per place provided by the DfE. Economic factors beyond the education department's control may impact the cost per place, restricting infrastructure from money sought.

12.133 The principal of the methodology is unlikely to change, however the data and costs per place that makeup the formulas may fluctuate throughout the life of the Borough's Local plan. Furthermore, The Council would likely be minded to adopt any future alterations to guidance as advised by National Government.

12.134 **Education: EYFS**

22 https://www.cheshireeast.gov.uk/pdf/livewell/sen/send-sufficiency-final-for-website.pdf

12.135 Contributions will be sought to fund statutory early education entitlements for children aged 9 months to 4 years where additional early years places for children aged 0-4 are required due to the development, whether these are attached to schools or delivered as separate settings.

At present, the Council intends to create additional places by expanding existing provision and creating new provision within the borough. Contributions will be sought on the basis of the need identified in the Council's Child Care Sufficiency Statement [23], and the impact of a site on provision within the local area. Contributions may be pooled and delivered at trigger points identified in S106 agreements; this approach is especially relevant in locations where large-scale strategic site allocations, identified in the local plan have been made and the provision of a new facility is required.

12.136 Further Education

12.137 Cheshire East currently does not claim an education contribution for FE age group. This element to the policy is currently being developed and is expected to be claimed in the future subject to consultation.

23 https://www.cheshireeast.gov.uk/live-well/care-and-support-for-children/early-years-and-childcare/info-for-providers/business-information-for-childcare-providers/childcare-providers/childcare-sufficiency.aspx

13 Highways and Transport

13.1 .Objective

13.2 The Council's objective is to secure delivery of strategic infrastructure that ensures the safe and efficient operation of the highways and transport network (including the Public Rights of Way Network) and prioritises measures that positively encourage sustainable transport and focusing on walking and cycling.

13.3 New development should also contribute to delivering a safe, sustainable, high quality, integrated transport system that encourages a modal shift away from car travel to public transport, cycling and walking through employing active travel principles [(24)].

13.4 Accordingly, Travel Plans or Transport Plans will be required to identify the relevant highway impacts and required mitigation and off-site contributions will be sought to mitigate the impacts of travel needs arising from new development, including Strategic Schemes.

13.5 CIL contributions will be used for strategic projects identified in the Council's Medium Term Financial Strategy, with S106 / S278 agreements applied on a case-by-case basis to address needs arising directly from development.

13.6 Background

13.7 The Cheshire East Local Plan Strategy (CELPS) identifies strategic highways infrastructure, and site-specific transport requirements necessary to enable development, including any parking requirements.

13.8 Policies CO1: 'Sustainable Travel and Transport', CO2: 'Enabling Business Growth Through Transport Infrastructure' and CO4: 'Travel Plans and Transport Assessments' set out the key requirements that applicants should consider when preparing planning applications.

13.9 The CELPS also identifies a series of site-specific requirements related directly to a variety of major site allocations across the borough. The Council's major infrastructure projects are also listed in the Infrastructure Delivery Plan.

13.10 The Local Transport Plan identifies other transport projects necessary to achieve the objectives of the CELPS and the detail of local schemes is set out through a series of Local Transport Development Plans. [(25)]

13.11 Neighbourhood plans may also set out a locally specific approach to travel and transport infrastructure and, where relevant, should be referred to in Travel Plans, Transport Assessments and Transport Statements.

13.12 Travel Assessments and Travel Plans

13.13 For major development and large-scale development sites, applications must be accompanied by a Travel Assessment.

24 Active travel: local authority toolkit - GOV.UK (www.gov.uk)
25 Local Transport Plan (cheshireeast.gov.uk)

13.14 A Travel Assessment should identify the travel implications arising from the development and set out the measures that will be undertaken to mitigate these impacts, including any contributions to strategic infrastructure identified in the Local Plan. The Travel Assessment will be used as the basis to establish S106 or S278 payments and will be subject to agreement during the planning application process.

13.15 Smaller schemes should be accompanied by a travel plan or travel statement which sets out the travel and movement implications of the development and identifies how they will be addressed through design and, where necessary, contributions to local transport infrastructure.

13.16 Required Contributions

13.17 All development should ensure safe access and good connectivity which may mean direct mitigation is necessary within and in the vicinity of a site (for example provision of footways, upgraded bus stops, or cycling infrastructure etc) secured via S278 and S106 agreements.

13.18 Parking

13.19 Appendix C of the Local Plan Strategy (reproduced at appendix 2 of this document) sets out Parking Standards for Cheshire East which should be referred to when establishing parking needs [26].

13.20 Off-Site Contributions

13.21 For major development, a Travel Assessment will be used to establish whether off-site contributions are required to improve the strategic and local highways and transport networks and mitigate the impact of development. Where transport modelling is required and identifies an impact on the local or strategic highways network, mitigation will be required and will form the basis of S106 and/or S278 agreements.

13.22 Where modelling identifies a significant impact on the highways and transport network, contributions will be required. Such contributions will be calculated proportionately and based on the percentage impact that the scheme has on the capacity of key receptors in the network, and the costs of delivering improvements that ensure the continued safe and efficient operation of the whole highways and transport network.

13.23 Strategic Infrastructure

13.24 Where appropriate, development sites will be required to contribute to the delivery of identified strategic infrastructure on a proportionate basis.

13.25 This will normally be secured through a S278 agreement on a tariff style basis, related to identified infrastructure needs. Sites that rely on existing highways infrastructure capacity, provided through one of the following schemes listed below, will be required to contribute to the delivery of the scheme on a proportionate basis, based on the percentage

26 local-plan-strategy-web-version-1 (cheshireeast.gov.uk)

capacity the scheme will rely on. For example, if a new roundabout costs £1,000,000 and a scheme is expected to rely on 20% of the roundabout capacity, the financial contribution required would be 20% of £1,000,000 (i.e., £200,000).

13.26 Strategic and Major Schemes:

1. Crewe Green Roundabout
2. Sydney Road Bridge
3. Middlewich Eastern Bypass
4. Congleton Link Road
5. A500 Scheme
6. Poynton Relief Road
7. North West Crewe Highway Package
8. The 'Flowerpot' Junction (Congleton Road, Oxford Road, Park Lane)

13.27 Sites allocated in the CELPS, and other sites that rely on schemes that have been forward funded and have already been built out (or have funding secured), will also be required to contribute, retrospectively to the above infrastructure schemes.

13.28 The approach the Council will use as a starting point for calculating contributions to the schemes listed above is based on establishing proportionate contributions per residential unit and/or employment floorspace and is set out in SADPD Policy GEN4 'Recovery of Forward Funded Infrastructure'.

13.29 The policy requires that the overall amount to be recovered for each scheme is divided by the overall number of homes/employments floorspace.

13.30 Stage payments will be agreed and linked to onsite housing or employment floorspace completions and included as part of the legal agreement. Recoverable costs for the Council will include any administrative, legal, technical assessment and financing costs associated with both providing the infrastructure, and its subsequent recovery through the planning obligations process.

13.31 Public Transport

13.32 Multiple policies in the LPS and SADPD make reference to the need to plan and make provision for public transport. Development is required to improve public transport and public transport service levels (see policy CO1 of the LPS) and therefore where relevant, proposals should be accompanied by a Travel Plan or Transport assessment that specifies how this will be achieved.

13.33 Bus Service Contributions

13.34 Where contributions to the operation of public transport are justified, commuted sums will be calculated based on the predicted cost of charging and passenger infrastructure required to accommodate the new patronage forecast from the proposed development.

13.35 Charging infrastructure may include (but is not limited to) Smart Charging Solutions, DC Fast Charging Solutions; Dynamic Charging Technology.

13.36 Passenger infrastructure may include (but is not limited to) Coach stations, bus stops and shelters, ticketing systems, passenger information displays, waiting areas and amenities.

13.37 In some circumstances, particularly for large scale development or to mitigate the cumulative impact of smaller development in an area, contributions will be required to support provision of bus services and should be provided at an early stage in the development process.

13.38 This approach may be used to pump-prime routes to initiate or enhance specific bus routes where such routes may not be commercially viable initially but can become sustainable once the development is occupied (or part occupied), at which point S106 funding would expire and the route can become self-sustaining. This may include restoring lost services where a provision has ceased, or supporting new services based on community needs linked to the development proposal.

13.39 In such circumstances contributions will be based on passenger forecasts arising from the development and the difference in price between farebox revenue and operating costs across a specified period.

13.40 To allow the Council to plan and procure suitable public transport provision for the site and allow maximum opportunity to influence travel behaviour, Bus Service Contributions should be made available from first occupation unless agreed with the Local Planning Authority.

13.41 PROW / Transport network etc

13.42 Policy INF1 of the SADPD requires that development proposals seek to provide links to national cycle routes, long distance footpaths, canal towpaths and rights of way network. Contributions may be sought to ensure that development successfully connects into such infrastructure.

13.43 Public Rights of Way (PROW) are an essential network of connections that enable healthy and active lifestyles and reduce the need to travel by private car, therefore reducing impact on the wider network. In order to identify weaknesses in the local PROW network, and the 'walking and wheeling' network, opportunities to improve, enhance and expand these networks should be explored early in the design process. Through the design of the scheme or through contributions toward the wider PROW network, interventions may then be specifically targeted to secure improvements to the function and connectivity of the network.

13.44 It should be noted that the canal network and it's towpaths paths are an important part of the network of connections that enable healthy and active lifestyles and reduce the need to travel by private car. This network makes an important contribution to wider walking and cycling routes and any direct impact arising from a proposed development near a waterway should be appropriately mitigated where existing infrastructure is inadequate to meet the demands generated by it.

13.45 Strategic Highways Network

13.46 Where the need to mitigate impacts related to the Strategic Highways Network arise through development, applicants should refer to the advice held in DfT Circular 01/2022 [27] and National Highways: Planning for the Future [28]. In circumstances where proposals impact the Strategic Highways Network, conditions will be required to ensure mitigation measures are delivered and these would usually require the use of S278 powers to ensure that necessary highway mitigation is funded and constructed.

13.47 S278 Agreements

13.48 Section 278 Agreements are entered into between the Local Highways Authority (Cheshire East Council) and the site developer and apply to both residential and non-residential schemes.

13.49 Such agreements set out the works to be carried out in relation to the adopted highway. Identified works will either be undertaken directly by the Council at the developer's expense or directly by the developer themselves.

13.50 S278 agreements will normally be secured through securing of a planning condition which requires agreement with the Council on:

i. Design of the works to be carried out
ii. Funding arrangements
iii. Trigger point at which the works may commence

13.51 It should be noted that the Technical Approval Assessment process for the design of a scheme is separate to the planning approval process and therefore it is important to clarify that applicants cannot rely on the planning processes as an assumed technical approval of any proposal. IT is the responsibility of the applicant to demonstrate that highways, and transport solutions are technically sound and can be implemented to the required technical standards current at the time of the planning application.

13.52 S106 Agreements

13.53 Contributions to other transport related projects that mitigate the impact of travel arising from the development will normally be secured through S106 contributions or on-site provision of infrastructure, secured by condition.

27 Strategic road network and the delivery of sustainable development - GOV.UK (www.gov.uk)
28 Planning for the future - A guide to working with National Highways on planning matters

14 Indoor and Outdoor Sports Facilities, Public Open Space, Play Space and Green Infrastructure

14.1 Objective

14.2 Publicly accessible open space, play and sports facilities all have a vital role to play in helping to promote health and wellbeing. Existing facilities represent important assets serving communities across Cheshire East and the Council's objective is provide appropriate facilities by protecting existing facilities and to support development of new facilities by ensuring all major residential development contributes toward the new or improved facilities.

14.3 Green Infrastructure (GI) is the term that refers to the 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 across Cheshire East.

14.4 Green infrastructure is a natural capital asset that provides multiple benefits, at a range of scales. For communities, these benefits can include enhanced wellbeing, outdoor recreation and access, enhanced biodiversity and landscapes, food and energy production, urban cooling, and the management of flood risk. These benefits are also known as ecosystem services.

14.5 This section clarifies the Council's approach to the negotiation and implementation of green infrastructure in new developments, particularly in relation to green space standards, on-site maintenance costs and off-site developer contributions and maintenance costs.

14.6 Background

14.7 The CELPS sets out a series of policies that establish how the provision, maintenance and management of open space, indoor and outdoor sport facilities, and green infrastructure will be required in accordance with policy requirements, and how development can be made acceptable in planning terms. Such agreements will often be secured through Section 106. The relevant policies of the CELPS are:

14.8 SC1 Leisure and Recreation

14.9 SC2 Indoor and Outdoor Sports Facilities and

14.10 SE6 'Green Infrastructure'

14.11 and SADPD policies

14.12 REC 1 'Open space Protection'

14.13 REC 2 'Indoor Sport and Recreation Implementation'

14.14 REC 3 'Open Space Implementation'.

14.15 The provision, maintenance and management of these green infrastructure elements; children's play space, amenity open space, allotments, outdoor sports facilities and green infrastructure connectivity, will be required in accordance with policy requirements and to make the development acceptable in planning terms will be secured through Section 106.

14.16 Open space in the context of this document includes children's play space, amenity open space, often referred to as green space, incidental amenity or open space, community gardening and allotments as referred to in SE6.

14.17 Commuted Sums

14.18 Policy SE6 'Green Infrastructure' of the Local Plan Strategy includes a requirement for development to contribute to sport and playing fields, open space and recreation facilities and to provide adequate open space, which is outlined in table 13.1 of the LPS. For ease of reference, table 13.1 is replicated below:

Table 14.1

	Children's Play Space	Amenity Green Space	Allotments	Outdoor Facilities	Green Infrastructure Connectivity
Quantity (per 1,000 population)	0.8ha	0.8ha	0.2ha	Developer Contribution	0.8ha
Quantity (per family home)	$20m^2$	$20m^2$	$5m^2$	Developer Contribution	$20m^2$

14.19 To date, when calculating commuted sums, the Council has used a formula approach based on the costs of provision and calculated the contribution on a pro rata basis per population arising from the proposed development site. For example the play element was based on the costs of provision of Local Equipment Area for Play (LEAP), taking full account of the various costs involved in such provision (fencing, furnishing, surfacing, informal social play area, maintenance etc).

14.20 The costs for the development of community sports facilities are based on providing good quality sports facilities and Facilities Costs are updated on the Sport England website every quarter. These rounded costs are based on schemes most recently funded through the Lottery (and therefore based on economies of scale), updated to reflect current forecast price indices provided by the Building Cost Information Service (BCIS), prepared by Technical Team Lead of Sport England.

14.21 Sports England Calculator

14.22 The Sports England Calculator will be used where proposals exceed 300 dwellings or meet other requirements/thresholds that mean Sport England must be consulted.

14.23 'The Sports Facility Calculator (SFC) can help quantify the additional demand for key community sports facilities. It's designed to estimate the demand for sports facilities created by a new community as part of a residential development. It helps to answer questions such as: "How much additional demand for swimming will the population of a new development area generate?", "What would the cost be to meet this new demand at today's values?".

14.24 The calculator clearly links the growth in population as a result of new development, and the demand for outdoor and indoor sports that arise from that, with the current provision, supply and demand. It also identifies what should be provided and where in line with the Council's adopted Sports Strategies.

14.25 Sports England also employ a Playing Pitch Calculator (in addition to the Sports Facility Calculator) which helps local authorities estimate the demand that may be generated for the use of playing pitches by a new population. This should also be used, alongside the Council's Playing Pitch Strategy [29]to establish the necessary monies for outdoor sports provision.

14.26 How will the commuted sum for maintenance be calculated?

14.27 The commuted sums for maintenance of land being transferred to the council will be calculated on the actual costs of maintaining the facility over the life of the commuted sum. This will include all annual scheduled maintenance and the life costs over the 20 years, e.g. path top ups in year 3, 7, and resurface in year 10 / fence paint in year 10 etc. A detailed schedule for the 20 years will be produced in line with the Council's current maintenance standards based on the detailed designs for the facility.

14.28 On capital commuted sums for off site provision in lieu of onsite provision, commuted sums will be calculated on the average costs of maintaining a play area, amenity open space, sports pitch etc and calculated pro rata.

14.29 Required Contributions

14.30 Planning obligations relating to open space, outdoor sport and green infrastructure connectivity will be sought for residential and non-residential developments of 10 units or more, or where the site has an area of 0.5hectares or more or for commercial developments where the floorspace is over 1,000sqm or site area more than 1ha.

14.31 Open space, outdoor sport and green infrastructure will, unless otherwise agreed, be provided on site. If agreed, off-site provision of part or all of the requirements will be provided by means of a commuted sum to the Council.

14.32 Where the provision of open space, outdoor sport and green infrastructure is on site, management and maintenance in perpetuity will need to be demonstrated and will be secured via S106.

14.33 Where all or some of the open space, outdoor sport and green infrastructure is to be provided off site via a commuted sum, it will be accompanied by a commuted sum for maintenance.

14.34 Where the offsite provision of open space or green infrastructure connectivity is countryside, or contains countryside elements, a commuted sum for maintenance will also be required.

29 Playing Pitch Strategy (cheshireeast.gov.uk)

14.35 Where provision is of strategic significance, it should be conveyed to the Council with a commuted sum for maintenance of a minimum of 20years. The Council may work with third party organisations to undertake long term management and maintenance.

14.36 Planning obligations relating to indoor sport will be sought for residential units of 10 or more, or where the site has an area of 0.5hectares or more. Indoor sport will be secured by means of a commuted sum to the Council for off-site provision.

14.37 Major development developments of 300 dwellings or more will require a specific Sports Needs Assessment and sometimes in combination with indoor, outdoor and other provisions for health and wellbeing. Where smaller developments below this threshold have been identified in the LPS as requiring provision on site or where developments will have an impact on existing sports facilities, a Sports Needs Assessment will be required.

14.38 Where provision is made on site, the Council will take a pragmatic approach to provision of public open space, play space and green infrastructure and will consider 'stacking' (multifunctional uses) where each separate requirement can successfully be met. It should be noted that 'stacking' is not always appropriate as required uses may conflict with one another. For example, space for habit provision may not be compatible with public open space for recreation due to the disturbance to species that can arise from human activity.

14.39 Where provision is not required on-site, or the Council considers a commuted sum in lieu of on-site provision is acceptable, the following calculations will apply:

Table 14.2

Provision Category	Threshold	Amount / units	Notes
Open space: Residential Development	Major development of 10 or more units or site more than 0.5ha	40m^2 per family home or 20m^2 per bedroom	Contributions for offsite provision will be accompanied by a commuted sum for maintenance. Offsite provision may include land purchase as well as projects to expand existing facilities
		Or financial contribution of £4,500 per family home	
		£2,250 per bed space in apartments [to a maximum of £4,500 per apartment]	
		Residential homes / supported living / sheltered housing 20m^2 per bed space	Residential homes / supported living / sheltered housing or similar will be expected to provide amenity open space consistent with the requirements of the development and/or as appropriate to location, size and scale of development where offsite opportunities exist.
		Or financial contribution of £1,125 per bed space or as negotiated for specific offsite opportunities	

Open space: Commercial Development	Major development floorspace more than 1,000sqm or site area more than 1ha	No set level for onsite provision	Presumption is that most commercial developments will not be required to provide onsite children's play. On site amenity elements and green links will be desirable. These will be negotiated as appropriate to type, location, size and scale of development. Contributions for offsite provision will be accompanied by a commuted sum for maintenance.
		Class A1 Shops Food £32.15 per m^2	
		Shops non-food £22.50 per m^2	
		Class A3/A4 food and drink restaurants £20 per m^2	
		A5 food and drink fast food / drive through £13 per m^2	
		ClassB1 offices £15 per m^2	
		Class B2 and B8 General industry, storage and distribution £10 per m^2	
		Class C1 Hotels £450 per bedroom	
Recreation and outdoor sport: Residential Development	Major development of 10 or more units or site more than 0.5ha	$40m^2$ per family bedroom; Or financial contribution of £1,500 per family home / £750 per bed space in apartments	Contributions for offsite provision will be accompanied by a commuted sum for maintenance.
			The Sports England Sports Pitch Calculator, CEBC Playing Pitch Strategy and CEBC Indoor Facilities Strategy, neighbourhood plans, and other local plan policy / strategy documents will inform the requirement for provision.
Recreation and outdoor sport: Commercial Development	Commercial development over $1,000m^2$ of floor space or site area more than 1ha	On site provision negotiated as appropriate	Contributions for offsite provision will be accompanied by a commuted sum for maintenance. The Sports England Sports Pitch Calculator, CEBC Playing Pitch Strategy and CEBC Indoor Facilities Strategy, neighbourhood plans, and other local plan policy / strategy documents will inform the requirement for provision.
		Or	
		Class A1 Shops Food £32.15 per m^2	
		Shops non-food £22.50 per m^2	

		Class A3/A4 food and drink restaurants £20 per m^2	Presumption is that most commercial developments will not be required to provide onsite Recreation and Outdoor Sport. On site facilities may be desirable and will be negotiated as appropriate to type, location, size and scale of development.
		A5 food and drink fast food / drive through £13 per m^2	
		Class B1 offices £15 per m^2	
		Class B2 and B8 General industry, storage and distribution £10 per m^2	
		Class C1 Hotels £450 per bedroom	
Allotments / growing space / community gardens	Major development of 10 or more units or site more than 0.5ha	$5m^2$ per family home	On site provision may include land set aside for future development along with commuted sum to enable at later date in line with community development.
		Or	Offsite provision may include land purchase as well as projects to expand existing or introduce new opportunities.
		Financial contribution of £562.50 per family home / £281.25 per apartment	Contributions for offsite provision will be accompanied by a commuted sum for maintenance.
Allotments / growing space / community gardens	Commercial development over $1,000m^2$ of floor space or site area more than 1ha	Requirement will be identified as appropriate to location, size and scale of development and local need and opportunity	Presumption is most commercial developments will not be required to contribute to offsite provision. On site facilities on occasion may be appropriate. These will be negotiated as appropriate to type, location, size and scale of development.
Green Infrastructure (Residential Development)	Major development of 10 or more units or site more than 0.5ha	$20m^2$ per family home	Presumption is most major developments will provide Green Infrastructure on site unless significant opportunities or need exists in locality of the proposal.

		Or Financial contribution of £1,125 per family home / £562.50 per apartment	Shortfalls in on site will require payment of com sum for offsite provision and will be accompanied by a commuted sum for maintenance.
Green Infrastructure	Commercial development over 1,000m^2 of floor space or site area more than 1ha	Any shortfall in on site provision or preferred opportunity offsite will be identified as appropriate to location, size and scale of development and as identified through Green Space Strategy and other policy documents. Offsite provision will be based on actual cost of provision.	Presumption is that most commercial development will provide Green Infrastructure on site unless significant opportunities or need exists in the locality of the proposal. Shortfalls in on-site provision will require payment of commuted sum for offsite provision and will be accompanied by a commuted sum for maintenance .

14.40 S106 Agreements

14.41 S106 Agreements will be used to secure commuted sums for provision, enhancement and maintenance as appropriate as well as any on site provision and the triggers for these.

14.42 S106 agreements will identify the triggers for payment of commuted sums, normally;

i. on or prior to commencement for the payment of commuted sums for offsite provision
ii. At point of transfer of open space or strategic sites for maintenance com sums

15 Public Health and Health Infrastructure

15.1 Objective

15.2 The Strategic policies of the CELPS set out the overall pattern of development in the borough, identifying specific large-scale development sites and setting out requirements for the provision of a variety of community facilities including public health provision.

15.3 The Council's objective is to provide opportunities for healthier lifestyles through provision of leisure and recreation facilities but also to make sure that local health and social care facilities are provided to meet the needs of the community (Strategic Priority 2).

15.4 In major development the Council require submission of a Health Impact Assessment (HIA) that should lead the approach to public health by highlighting the particular localised issues that exist and may be impacted on by new development. HIA should be used to inform design solutions and also inform the extent to which contributions to new or enhanced health or social care facilities (including care homes) is necessary where development results in a shortfall or worsening of provision.

15.5 In consultation with healthcare authorities the Council will seek contributions where a funding gap in relation to capital costs can be demonstrated, linked to the additional capacity generated by new development.

15.6 Background

15.7 In drawing up the Local Plan, there was consultation with the NHS and Integrated Care Boards (ICBs) at all stages; and specific discussion with the ICBs about the planned level of growth and proposed housing allocations and the impacts on the health services the ICBs provide and the capacity to accommodate the sites and growth planned.

15.8 The NPPF requires that strategic policies should make provision for community facilities such as health facilities (NPPF para.20 (c)) and guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs (NPPF para.97(c)).

15.9 Recognising that new major residential development will introduce new populations with various health care needs into an area, the LPS addresses this issue at a local level via LPS Policy SC3 Health and Wellbeing. This policy requires that all major applications submit a screening report to determine if a full health impact assessment will be required. Where increased demand on local health services can be demonstrated, the Council will seek contributions towards health and social care provision.

15.10 In addition, all major development should refer to the Joint Strategic Needs Assessment and the identified health indicators that are relevant to the location of their proposed development. These matters should be actively addressed within the proposed design and contributions may be sought to mitigate impacts in relation to the identified health needs of the location.

15.11 An example screening assessment is set out at Appendix 1 and should be submitted with all major development applications.

15.12 Consultation with Integrated Care Boards

15.13 NHS Cheshire and Merseyside Integrated Care Board (ICB) commissions, plans, designs and purchases the majority of health services that local population of Cheshire East Council use, including medicines, hospital care, urgent and emergency services, mental health care, GP and community services. The ICB also has responsibility of other areas of commissioning that previously resided with NHS England, such as dentistry, community pharmacy and general ophthalmology (eye care) services.

15.14 There is a well-established connection between planning and health. Developments including residential and nursing/care facilities have an impact on local health infrastructure, and as a result, there is often a need to seek a financial contribution from new developments to offset this impact.

15.15 Planning permission should only be granted where appropriate infrastructure investment is available to meet health needs. Where a gap in provision related to capital infrastructure costs, or a need to increase healthcare infrastructure capacity arises due to new development, contributions may be sought for additional healthcare provision, to ensure that the development contributes toward, or delivers new healthcare provision (through additional investment in existing facilities or contributions towards provision of a new facility) where the need can be identified, and the contribution is demonstrably necessary.

15.16 Infrastructure Delivery and Funding

15.17 The National Planning Policy Framework recognises the importance of sustainable development, and that sufficient provision of healthcare infrastructure should be made. The Cheshire East Council local plan supports this approach, by emphasising that the Council will work with its health and wellbeing partners to promote public health principles, maximise opportunities for people to lead healthy and active lifestyles, and reduce health inequalities for residents within the Borough.

15.18 The Council will seek to work proactively with the NHS and other partners to deliver the infrastructure required to support changes in the needs of local populations, arising from new development, including the provision of additional healthcare infrastructure where appropriate and necessary.

15.19 Summary of Contribution Requirements

15.20 There are two purposes of planning obligations relating to health provision. Firstly, to offset the impact of any residential or nursing development on the existing level of health infrastructure provision in the area; and secondly, where there is the need to secure a new health facility as part of a large-scale development of a strategic nature.

15.21 Preparation of a Health Impact Assessment should be used to establish the likely effect of a proposed development on health infrastructure. Where there is insufficient capacity to meet the needs of the projected increase or change in population generated by the development, contributions will be sought to secure delivery of appropriate enhancements to existing health facilities or new provision.

15.22 Based on the assessed impact of a proposal, the Council may seek contributions towards health to:

i. Enhance existing facilities to create capacity; or
ii. For strategic development where redevelopment of existing, or the provision of new facilities is required.

15.23 When requesting healthcare contributions, the Council will liaise with healthcare authorities to provide justification in relation to the need for the contribution and how the contribution has been calculated. Healthcare Authorities will use the following approach to establish appropriate contributions.

15.24 The total costs of developing new health care facilities to meet NHS requirements are calculated using the baseline build cost per m2; this is subsequently adjusted to ensure the total cost of provision is fully costed and may include professional fees, fit out and contingency.

15.25 Example

15.26 Any planning permission received is assessed based upon the impact of new dwellings on the local health services. Where a contribution toward health infrastructure is required, a proportionate developer contribution will be sought that distinguishes between the needs generated by the existing population within the area and new population that will be generated by the development.

15.27 The current model of primary care provision generally focuses on a shift away from smaller GP practices to larger scale premises that accommodate a range of healthcare services. To meet NHS objectives, an operationally efficient primary healthcare facility should accommodate a minimum of 7,000 registered patients. This equates to approximately four full-time GPs serving 1,750 patients each.

15.28 In Cheshire East, based on census data, the average household size is 2.3 people. This means that an average primary healthcare facility serving 7,000 patients would provide for the equivalent of 3,043 housing units.

15.29 The Department of Health and Social Care (DHSC) publishes Health Building Notes (HBNs) that provide best practice guidance on the design and planning of new healthcare buildings and the adaptation or extension of existing facilities. Health Building Note 11-01: Facilities for Primary and Community Care, indicates a modern four GP practice would typically have a floorspace requirement of 600sqm (an allowance of 150sqm Gross Internal Area (GIA) per 1,750 patients).

15.30 Where existing premises are in the right location and have the potential for improvement, NHS partners preference is generally for extension and refurbishment of existing facilities to meet the needs arising from new development.

15.31 NHS bodies have provided relevant build costs for extension and refurbishment for use in the calculation below. The approach below will be used as a starting point to understand the approach to health infrastructure contributions.

15.32 Where healthcare contributions are required for larger and strategic developments (see section below), this may involve alternative build costs depending on the mitigation project(s) identified.

15.33 Based on the above factors, the starting point to establish a contribution per dwelling is calculated as follows:

15.34 Population served by surgery = 7,000

15.35 Equivalent number of dwellings (at an average of 2.3 persons per dwelling) = 3,043

15.36 Total cost of required primary care floorspace = £2,752,367

15.37 Contribution cost per dwelling = £904

15.38 This contribution per dwelling will contribute to the capital cost of primary healthcare provision. The approach has been reviewed in dialogue with NHS partners and ensures the financial contribution sought is directly, fairly and reasonably related in scale and kind to the development proposed.

15.39 Contributions will relate only to the capital cost of health provision and will be index linked. In order to ensure compliance with CIL Regulations the Council, working with its NHS partners, will identify a specific health project(s) for which the contribution will be used.

15.40 **Larger and Strategic Development Requirements.**

15.41 For larger development sites or areas, these will be dealt with on a case-by-case basis and the Council will work closely with NHS partners to identify appropriate mitigation measures and developer contributions.

15.42 An assessment will first be made as to whether existing facilities in the surrounding area can accommodate the increase in patients arising from the development. Where a development proposal is of such magnitude that it would result in an increase in population that cannot be accommodated by existing health provision, developer contributions will be sought. This may include works such as refurbishment, reconfiguration or an extension to existing health facilities, or in some instances may justify the delivery of a new health facility. The Council will seek to secure the land at zero cost and then seek contributions towards the delivery of a health centre.

16 Recovery of Forward Funded Infrastructure

16.1 Objective

16.2 Delivery of infrastructure is essential to achieving the aspirations of the LPS and is necessary to both facilitate new growth and address existing deficiencies across the borough. The delivery of the full range of infrastructure needs of existing and new communities is dependent on partnership working between a variety of public and private sector agencies, drawing from a range of funding sources.

16.3 Strategic infrastructure requirements are set out in the Local Plan Strategy and in the Infrastructure Delivery Plan. Whilst particular infrastructure needs have been identified, it is recognised that there needs to be flexibility to allow the Council to seek developer contributions through Section 106 agreements, CIL contributions and other mechanisms for infrastructure needs that emerge during the plan period.

16.4 The objective of the LPS, as set out in LPS policy IN1 Infrastructure and IN2 Developer contributions is to ensure the comprehensive provision of the social, physical and green infrastructure necessary to support development in Cheshire East. Where new development creates a need for new or improved infrastructure, contributions from developers will be sought to make the development acceptable on the impact on local services.

16.5 Background

16.6 SADPD Policy GEN4 'Recovery of Forward Funded Infrastructure Costs' provides greater detail to assist in implementing LPS Policy IN 1 'Infrastructure' and LPS Policy IN 2 'Developer contributions'. Policy GEN4 is intended to help facilitate development in the borough as detailed in the LPS where it is necessary or desirable for infrastructure to be provided in advance of planned development. For example, this need may arise because a new road is needed to open up parcels of land to enable development or because it enables the provision of important infrastructure at an earlier stage than would otherwise have been possible and helps to bring forward individual schemes that would not otherwise be able to progress on their own.

16.7 Policy GEN 4 applies only to infrastructure schemes funded by the Council or its partners where the funding approval was made on the basis that all or part of the costs incurred will be subsequently recovered from developers benefiting from it i.e., where the Council has borrowed; used its reserves; or diverted funding from other budgets in the short term to help bring forward development on the understanding that it will be repaid. These infrastructure schemes are derived from the Council's LPS, including its supporting Infrastructure Delivery Plan, and are identified in Table 3.1 of SADPD Policy GEN4. The schemes are reproduced in this SPD at paragraph 8.22.

16.8 The approach to calculating contributions to forward funded infrastructure is set out in Policy GEN4 of the SADPD. Applicants should refer to this policy for guidance on this matter.

16.9 The mechanism to be used for proportionately calculating the cost of contributions from applicants seeking development on sites linked to strategic infrastructure projects is calculated by dividing the overall amount to be recovered for the scheme, by the overall number of residential units, employment floorspace, or combination of both, likely to be developed.

16.10 The sites linked to each infrastructure scheme are set out at table 3.1 of the SADPD and the estimated cost of each infrastructure scheme is set out at table 3.2 of the SADPD. The costs in the table are estimates only and therefore contributions will be calculated based on the actual costs of infrastructure delivery.

16.11 S106 Agreements

16.12 The recovery of infrastructure costs will be secured in accordance with Policy GEN4 of the SADPD, primarily via S106 agreements which will include relevant trigger points.

16.13 Each planning application will agree a payment profile based upon the cash-flow specific to that planning application. Recovery fund trigger points could be agreed by house sales, occupations, and prior to occupation or post occupation or any other agreed trigger. However, these are to be negotiated during the planning application process for a particular development site.

16.14 The recovery of infrastructure costs will be monitored by relevant CEC officers. Recovered funds will be held by CEC in perpetuity and used to support infrastructure delivery to unlock or accelerate development identified in the Council's plans and strategies.

16.15 For both S106 and S278 agreements, commuted sums will be required for infrastructure costs and the cost of on-going maintenance.

16.16 The use of planning obligations to secure funding from developments is preferable to CEC because of the enforcement powers and security afforded by a planning obligation agreement. Planning obligations run with the land and therefore offer CEC greater security as the obligation to pay a financial contribution would be enforceable against future occupiers of the land bound by the agreement.

16.17 However, CEC is aware that there are limitations on what constitutes a planning obligation and that to enforce the planning obligation, it will need to meet the CIL tests. In the event that it is determined that the proposed obligation does not meet the CIL tests, CEC intends to use other general powers available to it to secure funds from development sites for this purpose. Those obligations would be contractual obligations, contained within a planning agreement but not themselves planning obligations, and would be enforceable by CEC against the person giving the covenant as a contractual obligation. Where this approach is employed, it will be raised at an early stage in the application process.

17 Other Matters

Heritage

17.1 Many of the potential impacts of development on heritage assets can be addressed through scheme design and by conditions attached to a planning permission, for example the need to carry out surveys or excavation and recording.

17.2 Circumstances where the objectives of heritage protection may not be satisfactorily controlled by a condition, for example where impacts or public benefits are off-site, or involve a particularly sensitive or complex programme of works, involving phasing, the Council may require implementation of these measures through a Section 106 Agreement. By way of example these could include, but would not be limited to, the following:

i. securing the investigation and protection of archaeological remains in advance of development;
ii. recording, removing, storing, displaying and maintaining specifically identified artefacts or remnants from demolition as part of a new development or in another location;
iii. drawing up of a conservation management plan;
iv. providing and implementing a restoration scheme for historic buildings and features to a set timescale and an agreed specification;
v. reinstating and/or repairing historic features in the public realm (such as streetlights, bollards and surfaces) directly affected by the development and its construction impacts
vi. undertaking and completing specified works to a heritage asset at risk prior to the construction or occupation of any enabling development.
vii. enabling development to secure the repair, restoration and maintenance of a heritage asset.
viii. Repairing, restoring or maintaining a heritage asset identified as being at risk
ix. Increased public access and improved signage;
x. Measures for preservation or investigation, recovery and interpretation of archaeological remains and sites.
xi. Works critical to the principal of the scheme being granted consent e.g., to securing the investigation and protection of archaeological remains, secure the public benefits which justify harm or in the case of enabling development works, to secure the repair, restoration and maintenance of a heritage asset will be considered as a priority.

Public Rights of Way

17.3 New housing and commercial developments within the Borough may have a direct impact on the PRoW network in a number of ways: requiring existing routes to be moved; requiring existing routes to be improved or given additional rights; creating the need for new routes; and improving route infrastructure including lighting. Where development is likely to have an impact, the Council may seek to negotiate a planning obligation to ensure that public rights of way and access are appropriate to accommodate the increased usage new residents will generate or to provide safe connectivity of the network.

17.4 Improvements required on existing routes can include widening of a public right of way to reflect increased use or sealing the surface to provide an all-weather surface. Where appropriate, a development may necessitate a route status being upgraded to accommodate

multi-use, such as equestrian and cycling use. Improvements to the existing PRoW network required as a result of a development may also necessitate provision of new routes linking to national cycle routes, long-distance footpaths, canal towpaths and rights of way networks. Contributions may also be sought for any towpath works necessary to mitigate the direct impact of new development in close proximity to canals.

17.5 The measures in each case will be assessed on a case-by-case basis and determined in relation to the scale and location of development, securing opportunities for modal shift, and ensuring an appropriate access strategy to strategic facilities including green infrastructure. Any contribution sought will be proportionate, reasonable and in support of relevant Council strategies, including The Rights of Way improvement Plan, Cycling Strategy and Local Transport Plan.

17.6 The level of any financial contribution will be based on the cost of carrying out works, which will be calculated via either quotes obtained from contractors or estimate of cost using recent quote prices for similar jobs. There may be a degree of overlap with regards to contributions towards transportation improvements, particularly in urban areas (see 'Highways and Transport' section). Where an overlap does occur, this will be taken into account when finalising S106 agreement in order to avoid the risk of double counting.

17.7 Information is available on the Cheshire East Council website[30] for applicants whose schemes are likely to impact on a public right of way. This includes details of the legal process required for diversions, or temporary / long-term closures. The legal process required is in addition to the planning consent process, with applications made to the Local Planning Authority. The granting of planning permission in itself does not authorise the alteration of a public right of way. The most common forms of public path orders include public path diversion orders, public path extinguishment orders or public path creation orders.

Flood Risk and SUDS

17.8 LPS Policy SE13 Flood Risk and Water Management seeks to ensure that development integrate measures for sustainable water management to reduce flood risk, avoid an adverse impact on water quality and quantity within the borough and provide opportunities to enhance biodiversity, health and recreation. SADPD Policy ENV16 Surface Water Management and Flood Risk introduces a requirement to incorporate surface water SUDS on site.

17.9 The Council's Strategic Flood Risk Assessment (SFRA) 2013 draws on Environment Agency Flood Zone and Surface Water mapping data and data on local sources of flood risk supplied by the Council's Flood Risk Team and United Utilities.

17.10 CELPS Policy SE13: Flood Risk and Water Management requires that new development does not result in increased flood risk from any source or other drainage problems, either on the development site or elsewhere, and that where mitigation is required to make any identified impacts acceptable, these will be secured through conditions and/or legal agreement, including where necessary through planning contributions.

30 https://www.cheshireeast.gov.uk/leisure,_culture_and_tourism/public_rights_of_way/public_rights_of_way.aspx

17.11 Management of 'local' flood risk' [31] and land drainage is a function of Cheshire East Council in its role as Lead Local Flood Authority (LLFA). The LLFA investigates and publishes the results of incidents of significant flooding; it designates assets which have a significant effect on flood risk; it maintains a register of flood risk assets; it provides consent for works on ordinary watercourses and is a statutory consultee in the planning application process.

17.12 When consulted on planning applications, CEC will provide an assessment of the proposed developments potential impacts on the drainage network with regard to surface water discharge rates and volume, design standards and the continued safe operation and maintenance of the surface water drainage network to ensure that flood risk is appropriately managed.

17.13 Central government funding for flood risk management comes from various sources, including DEFRA Support Grant, conventional capital settlements and the Local Growth Fund (Growth Deal). Typically, these funding sources do not address the specific impacts of individual new development. Instead, funds are directed at inherited drainage problems resulting from economic progress and previous development activity, or at large scale projects designed to deliver growth.

17.14 Conditions or developer contributions may therefore be requested by CEC or exceptionally the Environment Agency or United Utilities, to address flooding, drainage or water quality issues.

17.15 It is envisaged that any such requirements would be identified on a site-by-site and scheme specific basis and further guidance on how to achieve acceptable solutions is set out in the Councils SuDS SPD [32].

Trees and Hedgerows

17.16 LPS Policy SE5, 'Trees, Hedgerows and Woodland' seeks to retain established trees and where this is not possible sets out that replacement will be necessary. The policy also requires provision, management and maintenance of trees in new development.

17.17 SADPD Policy ENV6, 'Trees, Hedgerow and Woodland Implementation', addresses a variety of matters related to delivery and includes a requirement for replacement planting where necessary, a requirement to ensure long term management and maintenance is in place for newly planted trees, and a requirement that veteran trees are subject to a management plan.

17.18 In instances where tree are present on site, an appropriate arboriculture assessment must be submitted in order for the application to be validated. Contributions to off-site replacement trees will be calculated using an appropriate cost equivalent replacement calculation agreed with the council, such as capital asset valuation of amenity trees (CAVAT). Compensation for the loss of woodland due to the impact of development shall be calculated in accordance with the most up to date DEFRA biodiversity offsetting metric.

17.19 The provisions of measures set out in policies relevant to trees, including provision of maintenance funding, will be secured either through planning condition or S106 agreements.

31 https://www.cheshireeast.gov.uk/planning/spatial-planning/research_and_evidence/strategic_flood_risk_assmnt/strategic_flood_risk_assmnt.aspx
32 Supplementary Planning Documents (cheshireeast.gov.uk)

18 Glossary

Table 18.1

Affordable Housing	Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent). b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used. c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households. d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent

	to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.
Amenity	A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them.
Authority Monitoring Report	An annual report prepared by Cheshire East Council to assess progress and effectiveness of a Local Plan.
Building for Life 12	The industry standard endorsed by government for designing new homes in England, based on 12 key criteria.
Catchment school/s	School/s allocated to serve a specific area of a community
Cheshire Home Choice	A partnership between the Council and registered providers who advertise properties and manage the housing need register and allocation policy.
Community Infrastructure Levy	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
Custom and Self-Build Dwellings	As defined by the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016).
Development	Defined by the Town and Country Planning Act 1990 as “the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change of use of any building or other land.” Most forms of development require planning permission, unless expressly granted planning permission via a development order.
Development Plan	This includes adopted Local Plans and Neighbourhood Plans and is defined in Section 38 of the Planning and Compulsory Planning Act 2004.
DfE	Department for Education

Entry Level Exception Sites	As defined in the NPPF, entry level exception sites are suitable for first time buyers or those looking to rent their first home. The NPPF provides more details.
EYFS	Early Years Foundation Stage (nursery, pre-school, and reception)
Family Housing	Domestic dwellings with 2 bedrooms or more
FE	Further Education (6th form and colleges)
First Homes	First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes.
Green Infrastructure	A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.
Habitats Regulations Assessment	The process that competent authorities must undertake to consider whether a proposed development plan or programme is likely to have significant effects on a European site designated for its nature conservation interest.
Housing Impact Assessment	The process to determine the need for a developer contribution from new development against current education infrastructure.
Local Plan	The plan for the 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. This term includes old policies which have been saved under the 2004 Act.
Local Plan Strategy	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 Planning Authority	The local authority or Council that is empowered by law to exercise planning functions. In the case of this SPD, the Local Planning Authority is Cheshire East Council.
National Described Space Standards	The nationally described space standard is not a building regulation and remains solely within the planning system as a new form of technical planning standard if supported by a local plan policy. It deals with internal space standards within new dwellings and is suitable for application across all tenures
Neighbourhood Plan	A plan prepared by a parish Council or neighbourhood forum for a particular neighbourhood area (made under the Planning & Compulsory Purchase Act 2004).
Open Space	Open space of public value, including public landscaped areas, playing fields, parks and play areas, and areas of water such as rivers, canals, Open Space lakes and reservoirs, which may offer opportunities for sport and recreation or act as a visual amenity and a haven for wildlife.
Planning area	School(s) designated to an area for the purposes of pupil place planning.
Playing Field	The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
Playing Pitch	A delineated area which, together with any run-off area, is of 0.2 hectares or more, and which is used for association football, American football, rugby, cricket, hockey, lacrosse, rounders, baseball, softball, Australian football, Gaelic football, shinty, hurling, polo or cycle polo.
Rural Exception Sites	Small sites used for affordable housing in perpetuity where sites would not normally be use for housing. Rural exception sites seek to address the needs of the local community by accommodating householders who are either current residents or have an existing family or employment connection.
Site Allocations and Development Policies Document	Part of the Local Plan which will contain land allocations and detailed policies and proposals to deliver and guide the future use of that land.
SEN	Special Educational Needs

Supplementary Planning Document	A Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Documents.
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.
Strategic Environmental Appraisal	SEA is a process and a tool for evaluating the effects of proposed policies, plans and programmes on natural resources, social, cultural and economic conditions and the institutional environment in which decisions are made.
Viability Study	A report, including a financial appraisal, to establish the profit or loss arising from a proposed development. It will usually provide an analysis of both the figures inputted and output results together with other matters of relevance. An assessment will normally provide a judgement as to the profitability, or loss, of a development.
Walking Distance	Walking route distance of 2 miles from dwelling to school for Primary, walking route distance of 3 miles from dwelling to school for Secondary, in reference to DfE walking distances and Cheshire East School Transport Policy. Please note that for the purpose of Section 106 Developer Claims Cheshire East uses the 2 mile distance for Primary Age Pupils.

19 Appendices

19.1 Appendix 1: Health Impact Screening Assessment

Table 19.1

Assessment Criteria	Relevant?	Details / Evidence	Outcome	Recommended mitigation or enhancement actions
Does the proposal address the ten Healthy Streets indicators?	Yes		Positive	
	No		Negative	
	N/A		Neutral	
			Uncertain	
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	Yes		Positive	
	No		Negative	
	N/A		Neutral	
			Uncertain	
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	Yes		Positive	
	No		Negative	
	N/A		Neutral	
			Uncertain	
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Yes		Positive	
	No		Negative	
	N/A		Neutral	
			Uncertain	
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Yes		Positive	
	No		Negative	
	N/A		Neutral	
			Uncertain	
Does the proposal well connected to public transport, local services and facilities?	Yes		Positive	
	No		Negative	
	N/A		Neutral	
			Uncertain	
Does the proposal include an appropriate level of parking in accordance with CELPS Parking Standards (Appendix 3)?	Yes		Positive	
	No		Negative	
	N/A		Neutral	
			Uncertain	
Does the proposal allow people with mobility problems or a disability to access buildings and places?	Yes		Positive	
	No		Negative	
	N/A		Neutral	
			Uncertain	
Does the proposal incorporate elements to help design out crime?	Yes		Positive	
	No		Negative	
	N/A		Neutral	
			Uncertain	
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	Yes		Positive	
	No		Negative	
	N/A		Neutral	
			Uncertain	
Does the proposal include attractive, multi-use public spaces and buildings?	Yes		Positive	
	No		Negative	
	N/A		Neutral	

			Uncertain	
Has engagement and consultation been carried out with the local community and voluntary sector?	Yes		Positive	
	No		Negative	
	N/A		Neutral	
			Uncertain	
Does the proposal facilitate the supply of local food, for example allotments, community farms and farmers' markets?	Yes		Positive	
	No		Negative	
	N/A		Neutral	
			Uncertain	
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	Yes		Positive	
	No		Negative	
	N/A		Neutral	
			Uncertain	
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	Yes		Positive	
	No		Negative	
	N/A		Neutral	
			Uncertain	
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	Yes		Positive	
	No		Negative	
	N/A		Neutral	
			Uncertain	
Does the proposal provide childcare facilities?	Yes		Positive	
	No		Negative	
	N/A		Neutral	
			Uncertain	
Does the proposal include managed and affordable workspace for local businesses?	Yes		Positive	
	No		Negative	
	N/A		Neutral	
			Uncertain	
Does the proposal include opportunities for work for local people via local procurement arrangements?	Yes		Positive	
	No		Negative	
	N/A		Neutral	
			Uncertain	
Does the proposal consider health inequalities by addressing local needs through community engagement?	Yes		Positive	
	No		Negative	
	N/A		Neutral	
			Uncertain	
Does the proposal connect with existing communities? I.e includes layout and movement which avoids physical barriers, severance, land uses and spaces which encourage social interaction?	Yes		Positive	
	No		Negative	
	N/A		Neutral	
			Uncertain	
Does the proposal include a mix of uses and a range of community facilities?	Yes		Positive	
	No		Negative	
	N/A		Neutral	
			Uncertain	
Does the proposal provide opportunities for the voluntary and community sectors?	Yes		Positive	
	No		Negative	
	N/A		Neutral	
			Uncertain	

Does the proposal take into account issues and principles of inclusive and age-friendly design?	Yes		Positive	
	No		Negative	
	N/A		Neutral	
			Uncertain	
Does the proposal make best use of existing land?	Yes		Positive	
	No		Negative	
	N/A		Neutral	
			Uncertain	
Does the proposal encourage recycling, including building materials?	Yes		Positive	
	No		Negative	
	N/A		Neutral	
			Uncertain	
Does the proposal incorporate sustainable design and construction techniques?	Yes		Positive	
	No		Negative	
	N/A		Neutral	
			Uncertain	
Does the proposal incorporate renewable energy?	Yes		Positive	
	No		Negative	
	N/A		Neutral	
			Uncertain	
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, for example through ventilation, shading and landscaping?	Yes		Positive	
	No		Negative	
	N/A		Neutral	
			Uncertain	
Does the proposal maintain or enhance biodiversity?	Yes		Positive	
	No		Negative	
	N/A		Neutral	
			Uncertain	
Does the proposal incorporate sustainable urban drainage techniques?	Yes		Positive	
	No		Negative	
	N/A		Neutral	
			Uncertain	

19.2 Appendix 2: CE Car Parking Standards

Table 19.2

Car Parking Standards		
A1	Food Retail	1 per 14m2
	on Food Retail	1 per 20m2
	Open Air Markets	3 spaces per vendor
	DIY Store	1 car space per 25 m2 / 1 lorry space per 500m2
	Retail Parks	Individual assessment based against use-classes and location
A2	Financial and Professional Services	1 per 30m
A3	Restaurants	1 per 5m2 per Public Floor Area (PFA)
A4	Pubs	1 per 5m2 per PFA
A5	Fast Food Drive Through	1 per 7.5m2
B1	Office / Light Industry	1 per 30m2
B2	General Industry	First 235m2 - 1 per 30m2 , then 1 per 50m2

B8	Storage and Distribution	Warehouse Storage -1 per 80m2 and 1 lorry space per 200m2 Warehouse Distribution - 1 per 60m2 and 1 lorry space per 200m
		Warehouse Distribution - 1 per 60m2 and 1 lorry space per 200m
C1	Hotels and Motels	1 per bedroom
C2	Hospitals	1 per 2 resident staff and 1 per 3 beds
	Sheltered Accommodation	Residents - 0.5 per unit and 1 per 3 units (for visitors) Staff - 1 per resident staff and 1 per 2 non-resident staff
	Extra Care	Residents - 0.5 per unit and 1 per 3 units (for visitors) Staff - 1 per resident staff and 1 per 2 non-resident staff Facilities (open to non residents) 1 per 4m2 of floor space used for this purpose
	Residential Homes and Nursing Homes	Residents - 1 per 3 beds Staff - 1 per resident staff and 1 per 2 non resident staff
	Purpose built student accommodation	Residents - 1 space per 3 bedrooms Staff - 1 per resident staff and 1 per 2 non resident staff
C3/C4	Dwelling Houses and Houses in Multiple Occupation	Principal Towns and Key Service Centres: for 1 bedroom - 1 space per dwelling; for 2 bedrooms - 2 spaces per dwelling; for 3+ bedrooms - 2 spaces per dwelling Remainder of borough: for 1 bedroom - 1 space per dwelling; for 2/3 bedrooms - 2 spaces per dwelling; for 4/5+ bedrooms - 3 spaces per dwelling
D1	Medical and Health Facilities	1 per 2 staff and 4 per consulting room
	Creche, Day Nursery, Day Centre, Primary / Junior School	1 per staff and 3 additional spaces for visitors and safe picking up/ dropping off point
	Secondary Schools	1 per 2 staff and 5 spaces (less than 1200 students) or 10 spaces (more than 1200 students) and 1 per 10 sixth form students and safe picking up / dropping off point. Consider bus facilities, drop off / pick up
	Higher and Further Education	1 per 2 staff and 1 per 15 students
	Art Galleries, Museums and Libraries	1 per staff and 1 per 30m2 (PFA) or 1 per staff and 1 per 15m2 up to 300m2 (PFA) and 1 per 50m2 over 300m2 (PFA
	Public or Exhibition Hall	1 per staff and 1 per 4m2 PFA
	Places of worship	1 per 5 seats
D2	Leisure	Individual assessment based on use - See Cheshire East Parking Standards Guidance Note for details and recommended standards for a variety of land uses
	Cinema	1 per staff and 2 for buses / coaches and 1 per 3 seats
Sui Generis	For example theatres	Individual assessment based on use - See Cheshire East Parking Standards Guidance Note for details and recommended standards for a variety of land uses
Disabled Parking Requirements		

B1, B2, B8	Employment	Min 1 space or 2% of overall requirement, whichever is greater.
	Shopping, recreation, education, health and leisure, hotels, community halls and advice centres	Min 1 space or 6% of total capacity up to a total of 200 bays (whichever is greater) plus 4% of capacity above 200 bays. Allow spaces for larger special needs transport as appropriate. An additional 4-5% of provision of enlarged spaces to meet future needs at health / medical locations. Parent / infant parking to be provided at 6% of total capacity.
	Railway and other public car parks	Min 1 space per 55 of capacity up to 200 spaces plus 4% of spaces above 200 bays
	Places of worship, crematoria and cemetery chapels	Min of 2 spaces or 6% of total as close as possible to the entrance. Larger bays to be provided for special needs transport.
	Housing	1 wider space for every dwelling provided to wheelchair standard. 1 wider space for every 10 spaces provided in parking areas separate from dwellings.
	Sheltered accommodation	p to 10 spaces or garages 3 wider spaces or garages to be provided. Thereafter, 1 wider space or garage to be provided for every 4 additional spaces or garages.
Cycle Parking Requirements		
A1	Convenience retail	1 space per 125m2 < 1000m2 / 1 space per 400m2 > 1000m
A2	Comparison retail	1 space per 300m2 < 1000m2 / 1 space per 400m2 > 1000m
A3	Financial and Professional Services	1 space per 125m2 < 1000m2 / 1 space per 400m2 > 1000m
A4	Restaurants and Cafes	1 space per 18 covers
A5	Pubs, wine bars and private clubs	1 space per 100m2 drinking area
B1	Offices / Flexible business uses	1 space per 250m2 < 1000m2 / 1 space per 400m2 > 1000m
B2 /B8	Industry and warehouses	1 space per 500m2 < 1000m2 / 1 space per 400m2 > 1000m
C1	Hotels and guesthouses	Provision based on expected staff requirements
C2	Purpose built student accommodation	1 space per 4 bedrooms
	Sheltered residential accommodation	1 space per 10 units
	Hospitals	1 space per 10 staff
C3/C4	Flats and apartments	1 space per unit
D1	Higher and further education and schools	1 space per 10 staff and students
	Doctors dentists and health centres	1 space per consulting room
D2	Cinema, concert halls and conference centres	1 space per 50 seats

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APPENDIX 2

Cheshire East Local Plan

Developer Contributions Supplementary Planning Document

Report of Consultation on Final Draft SPD

March 2024

Contents

1. Introduction 3
2. Consultation documents 3
3. Document availability 4
4. Publicity and engagement 4
5. Submitting comments 5
6. Representations received 5

Appendix 1: Example letters and emails 28
Appendix 2: Example website screen shots 30
Appendix 3: Press release 31
Appendix 4: Consultation portal screenshot 34
Appendix 5: Consultation response form 36

1. Introduction

1.1 Supplementary Planning Documents (SPDs) add further detail to the policies in the development plan and are used to provide guidance for development on specific sites, or on particular issues. SPDs may be a material planning consideration in planning decisions but are not part of the development plan.

1.2 The Developer Contributions SPD provides guidance on the implementation of existing development plan policies from the Cheshire East Local Plan Strategy (LPS) (adopted July 2017), Site Allocations and Development Policies Document (SADPD) (adopted December 2022) and 'saved' policies from the Cheshire Minerals Local Plan and the Cheshire Waste Local Plan.

1.3 The SPD provides guidance on the Council's approach to securing developer contributions and planning obligations when considering planning applications. The SPD is limited to matters that fall within the remit of securing contributions where there is a need to mitigate the impacts of development through legal agreements and planning conditions. The specific areas covered in the SPD are:

- Procedures
- Affordable Housing
- Cheshire Constabulary
- Climate Change
- Design and Public Realm
- Ecology
- Education
- Highways and Transport
- Indoor and outdoor sport facilities, public open space, play space and green infrastructure.
- Recovery of forward funded infrastructure
- Heritage, public rights of way, flood risk and SuDS, trees and hedgerows.

1.4 The first draft of the Developer Contributions SPD was published for consultation during August and September 2022. A report of consultation on the first draft document was also produced, which detailed all the main issues raised and a council response to those issues.

1.5 The final draft Environmental Protection SPD was published for four weeks consultation between 17th November and 15th December 2023. This report of consultation provides further information on this final draft consultation.

2. Consultation documents

2.1 In addition to the Final Developer Contributions, a Strategic Environmental Assessment, Habitats Regulations Assessment screening assessment and an

Equalities Impact Assessment were published alongside the consultation document for comment.

2.2 In addition, a statutory notice and comments form were published to support the consultation.

2.3 The consultation documents remain available to view on the council's consultation portal[1].

3. Document availability

3.1 Electronic copies of the consultation documents were made available online on the council's consultation portal, which could be accessed through the council's website.

3.2 Printed copies of documents were also available at the following locations during opening hours:

- Crewe Customer Service Centre, Delamere House, Crewe
- Macclesfield Customer Service Centre, Macclesfield Town Hall
- Council Offices, Westfields, Sandbach.

4. Publicity and engagement

Consultation notifications

4.1 Notification of the consultation was sent to all active stakeholders on the council's Local Plan consultation database who had not opted out of receiving notifications of new consultations, via printed letters and emails. This consisted of around 200 printed letters and over 2,000 emails sent on 17th November 2023. The stakeholders on the database include residents of Cheshire East, landowners, developers, planning consultants, businesses, local groups, and other organisations including the statutory consultees.

4.2 Notifications were also sent to all town and parish councils in Cheshire East, elected members and MPs.

4.3 Examples of notification letters and emails are included in Appendix 1.

Other publicity

4.4 A number of pages on the Council's website provided information and links to the consultation. These pages included:

[1] Final Draft Developer Contributions SPD - Details - Keystone (objective.co.uk)

- The council's homepage (in the 'latest news' section): www.cheshireeast.gov.uk.
- The consultations page www.cheshireeast.gov.uk/consultations
- The Supplementary Planning Documents page www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/supplementary_plan_documents

4.5 An example screenshot of webpages is included in Appendix 2.

4.6 A media release was issued on 10th November 2023, which informed people about the consultation. A copy of the media release is included in Appendix 3.

5. Submitting comments

5.1 Comments could be submitted in several ways:

- Online: using the consultation portal accessed from the council's website.
- By email to localplan@cheshireeast.gov.uk
- By post to Strategic Planning (Westfields) C/O Municipal Buildings, Earle Street, Crewe CW1 2LL.

5.2 Screenshots of the consultation portal are included in Appendix 4.

5.3 Printed copies of consultation response forms were available for people to take away from the locations listed in paragraph 3.2 above. The form could also be downloaded from the consultation portal for completion offline. A copy of the response form is included in Appendix 5.

5.4 Information on how to submit comments was included on the consultation portal and the printed/downloadable response form.

6. Representations received.

6.1 In total, the final draft consultation received 142 comments from 15 consultees.

6.2 The comments received covered a range of topics and issues. A summary of the main issues raised and the council's response (including any changes proposed to the SPD) is set out in the Table below.

6.3 A summary of the representations received at the previous first draft stage and the council's response (including changes made to the SPD) is included at Appendix 6 for completeness.

Document section	Summary of the main issues raised	Representors	Council response including any changes proposed
Chapter 3 / General	It is not appropriate for plan-makers to set out new formulaic approaches to planning obligations in supplementary planning documents or supporting evidence base documents.	Emery Planning	The policies that relate to planning obligations in Cheshire East are set out in the Development Plan, have been examined in public and have been the subject of viability assessment. The PPG does not restrict the use of SPDs in the way suggest by the representation. SPDs are a material consideration in decision making but do not constitute policy themselves. The purpose of SPDs is to provide further guidance on policies held in the development plan and to assist in the broader understanding of how such policies will be applied in the borough. The SPD includes a number of formula-based approaches related to Open Space/Recreation/Leisure, Education, and health contributions (developed in consultation with the NHS). Of these formula-based calculations BNG and Education (for the most part, but not all) are established nationally, as are any contributions where the Sport England calculator is used. The formula for open space and recreation are based on the guidance held in the Macclesfield Borough Council Supplementary Planning Guidance on s106 (Planning) Agreements (2004), and the Congleton Borough Local Development Framework Interim Policy Note - Public Open Space Provision for New Residential Development (2008) as adjusted for inflation. As such, the guidance in the SPD can be considered to represent a starting point for discussions on how policy requirements can be translated into financial contributions. If the approach is not set out in this SPD, it must still be undertaken within the determination of an application, an carried out in a consistent way across similar circumstances. Therefore, the SPD seeks to provide clarity, certainty and transparency up-front to stakeholders about the approach that will be employed, recognising the weight that can be given to the SPD is a matter for the decision

			maker and therefore that the guidance provided here should be considered as a starting point in negotiations. In cases where viability is disputed, applicants are able to submit financial viability appraisals for consideration in the application process.
	A number of matters raised in regard to: involvement of parish and town councils in S106 negotiation; investment of S106 funding within the parish hosting development; flexibility of agreements; CEC process for recording S106 data; role of town and parishes in deciding where/how S106 to be invested.	Multiple, including : Handforth Town Council, Poynton Town Council	Most of these matters are out of scope of the document. S106 most only be levied where the relevant legal tests can be met. This includes taking a commuted sum where a proposal gives rise to impacts directly related to the development concerned and may result on mitigation taking place elsewhere outside of a parish (for example at a highway junction over a parish border, or to create offsite habitat to mitigate ecological impacts). Therefore, the flexibility that can be applied to S106 investment is limited by the specific circumstances of the development proposal. Where appropriate, S106 will be written to allow flexibility, however this is not always possible. The Council seeks to represent it's communities interests in negotiation with applicants, within the parameter of what is possible as defined by relevant legislation and whilst parish and town councils are third parties to the s106 process (and therefore do not have a formalised role in the process) the Council encourages communities liaise with their ward Councillor and highlight specific infrastructure matters that they feel should be considered. In addition, through neighbourhood plans parish and town councils are able to establish 'local infrastructure plans' that can identify and highlight where investment should be made should CIL or S106 funding become available. Having such a plan assists developers and the Local Planning Authority to shape S106 negotiations where appropriate.

Throughout	The final draft SPD contains a repeated grammatical error – the word “Council’s” is repeatedly misspelled as “Councils” without an apostrophe.	Poynton town council	Corrections made throughout.
4.7	The drafting of this is confusing. For clarity, an additional sentence should be added (before the current final sentence) that explains that the CIL Regulations changes removed Regulation 123, and with it the Regulation 123, and that this was replaced by a requirement for Annual Infrastructure Funding Statements.	Asteer Planning on behalf of Barrat Homes	Agree and updated.
5.9	The above paragraph is fairly vague. Instead, reference should be made to specific policies in the LPS and SADPD (e.g. SADPD policies GEN 4, GEN 7, and HOU 3) which include specific wording allowing Applicants to submit viability assessments where schemes aren’t viable. The SPD should make clear that the statement at Paragraph 5.9 provides an opportunity for Applicants to submit viability assessments in relation to other considerations where they are not directly identified in a specific adopted policy. The SPD must also refer to the clawback position set out Policy GEN 7 ‘Recovery of planning obligations reduced on viability grounds’ of the SADPD to make clear that any	Asteer Planning on behalf of Barrat Homes	Guidance not required in the SPD to enable this however an alteration has been made. Reference to GEN 7 now included.

	reduction in contributions in the context of Paragraph 5.9, will be subject to re-assessment against future trigger points.		
5.13	Unlike the approach to indexation of contributions themselves (set out at Paragraphs 5.13-5.22 of the SPD), there is no detail on how monitoring fees will be index linked (i.e. to what index/sources of information). The SPD must provide this detail.	Asteer Planning on behalf of Barrat Homes	The Community Infrastructure Levy (Amendment) (England) Regulations (2019) 1103 ("The Regulations"), enables local planning authorities to charge a fee for the cost of monitoring in relation to the delivery of planning obligations in Section 106 agreements. Fees must be proportionate and reasonable. The relevant statement on fees in the SPD has been updated to remove reference to indexation and instead reflect that fees will be updated annually and published via the councils website.
8.14	As noted within our representations to the last consultation on Draft Developer Contributions SPD, the Council's formula in relation to off-site contributions requires clarification. Paragraph 8.14 states that where a financial contribution is offered, the amount of such contribution will normally be expected to reflect the cost necessary to facilitate an equivalent amount of affordable housing as would have been provided on-site. However, paragraph 8.15 states that the basis for calculating the cost to the developer for off-site provision will be the difference between the open market value of the units that would have otherwise been affordable and the average amount a Registered Provider would offer for those units. The approach therefore appears to be inconsistent with the cost of delivering affordable housing as referred to in paragraph 8.14.	Emery Planning	Noted and agreed. Section largely removed and reference now included to the separate Housing SPD.
8.3	The remainder of Section 8 of the draft SPD then sets out information that appears to be simply reproduced from the already adopted Housing SPD. There does not appear to be any need to include	Asteer Planning on behalf of Barrat Homes	Agree, section update and body of text removed.

	Section 8 in the SPD and this approach may lead to confusion for applicants and officers. Rather, to simplify and clarify the approach, the content of paragraphs 8.3 and 8.4 should simply be added to the introduction section of this SPD and Section 8 removed.		
Section 9	Our original representation still applies in that developer costs towards such services were not examined during the production of the LDS or SADPD. Such costs must be explored and examined through a new Local Plan rather than added as a potential developer contribution through this SPD. Alternatively, the Council's 123 CIL list should be updated to allow for CIL payments made to the Council to go towards such infrastructure rather than it being added onto developer costs through additional s106 agreements.	Pegasus on behalf of Tatton Estate.	
11	The consortia would like it noted within the SPD that the delivery of new homes will generate additional local retail expenditure for town centres and therefore such development would positively impact on the vitality and viability of these centres. As such, mitigation should not be sought from residential-led development where positive impacts of this nature would occur.	Pegasus on behalf of Tatton	It is recognised that residential development can have a positive impact on town centres however, where increased usage occurs there can also be an impact on the physical infrastructure of a town centre that may require mitigation in the form of a financial contribution toward new infrastructure and / or maintenance costs.

12	Whilst we note that BNG is a new national policy requirement, which developers will need to adhere to (at their cost), these additional monitoring costs were not set out as part of the evidence for the Site Allocations DPD, the LPS or CIL process and therefore are a new developer cost. Again, this fails the tests applied by the NPPF and Paragraph: 002 Reference ID: 10-002-20190509 of the NPPG and should be picked up through a full review of the Local Plan.	Pegasus	BNG is nationally mandated legal requirement which includes provision to charge for monitoring costs (see NPPG Paragraph: 028 Reference ID: 74-028-20240214)
13 - Education	Regard needs to be had to latent capacity in nearby schools and the impacts of parental preference (i.e., whether local schools are at capacity because of pupils attending from outside of the catchment area). The SPD should make clear that the relevant data will be provided in full to applicants to enable an informed response.	Emery Planning	Relevant information is provided to the planning department at the consultation stage of a development; if further detail regarding the breakdown of school capacity is required the relevant information could be provided. Parental preferences are managed in line with the Admissions Code 2021 and Cheshire's co-ordinated admissions scheme.
13 - Education	How do costs of school expansions etc related to the adopted local plan		Policies IN1 Infrastructure and policy IN2 Developer Contributions establish the policy basis that requires contributions to a range of infrastructure based on an assessment of local need and to mitigate the adverse impacts of development.
13 - Education	some of the more detailed parts of this section might be better included as an Appendix to the SPD?	Poynton Town Council	For ease of reference to the end user, the full detail is retained in the main document.
13 - Education	Section proposes new approach to assessing education needs, contrary to national planning policy and national planning guidance and national educational guidance.	Pegasus on behalf of Tatton Estates	The approach set out follows national guidance and seeks to provide clarity on how assessing need will be calculated in Cheshire East.

13 - Education	SPD refers to the introducing of policies	Pegasus on behalf of Tatton Estates	Reference to policies has been clarified to refer to the policies of the education department (etc)
13 - Education	Pupil yields are increased via the SPD formula, which does not align to DFE pupil yield.	Pegasus on behalf of Tatton Estates	Department for Education (DfE) scorecard for Cheshire East states the Secondary Pupil Yield is 14.35 (this has been rounded down in the Children's Services contributions policy). This information is available to view on Gov.uk website The wording in 13.94 and 13.95 is misleading, therefore this wording will be changed to give more clarity. Change 13.94 wording "SEN pupil yield as set out in the latest published DfE guidance/scorecard". To "SEN pupil yield as set out at 13.73" Wording at 13.95 changed to "Anticipated pupil yield, calculated using yield stated in 13.73 and the number of 2+ dwellings in the development"
13 - Education	SADPD viability assessment assumed £5,202 yield per dwelling. SPD suggests £13,117 per dwelling for schools alone.	Pegasus on behalf of Tatton Estates	The Council's approach to viability is set out at section 5.6 to 5.11. The figure of £5,202 was the assumed contribution (per dwelling, based on average contributions across the brough) and was not a 'yield per dwelling'. Rather this figure was considered the starting point to test viability across a range of locations and typologies. In calculating the residual value of a site, and therefore it's viability, the viability assessment builds in a range of costs to assess against the value created by build out of development. This includes land acquisition costs, build costs (labour and materials) and the costs of satisfying planning policy. Therefore, it is incorrect to state that £5,202 was the yield per dwelling. This figure is instead the assumption made, based on averages across the borough,

			of the contribution toward S106 and CIL, for the purposes of testing the viability of development in Cheshire East. Based on this modelling assumption, viability was strong in some locations/for some typologies and weaker in others. Therefore, securing the full suite of contributions toward education and other infrastructure will be challenging in some parts of the borough, in other locations such contributions will not compromise the viability of the scheme. The Council will act pragmatically on a case by case basis using best available data to inform its decision making in regards to S106 and viability which means that in some circumstances a lower level of contributions maybe found acceptable.
13 - Education	13.20, 13.34 and 13.41 suggest forecasts will be adjusted regardless of housebuilding rates	Pegasus on behalf of Tatton Estates	Pupil yields and forecasts are based on the number of houses that the Planning department advise are going to be built each year, and for each individual development. Pupils that come from already completed houses are assumed to already be in the schools and are not in the forecast figures.
13 - Education	Eligibility of home to school transport.	Pegasus on behalf of Tatton Estates	The methodology for school transport policy is still being established.
13 - Education	Formula at 5.25 should be adjusted to seek contributions for 3 years.	Pegasus on behalf of Tatton Estates	The DfE 'Securing Developer Contributions' guidance gives an example of 3 years, this period is not a statutory requirement. The governments school to home transport policy is still being established and the number of years to claim for is yet to be determined.
13 - Education	Early years funding requirements are not sufficiently evidenced (5.27)	Pegasus on behalf of Tatton Estates	The national methodology is still being established. Until the methodology is finalised there will be no contributions sought for early years.

13 - Education	Funding position on early years – IFS states that both early years and post-16 places will not be funded by S106	Pegasus on behalf of Tatton Estates	Cheshire East's latest Infrastructure Funding Statement states EY and FE are currently not being requested. The IFS does not say we won't be requesting them. The local.gov.uk website for IFS states: *"This should include all school phases aged 0-19 years, special educational needs (which could involve greater travel distances), and both temporary and permanent needs where relevant.* *For the purpose of reporting the provision of additional school places, the data on school places should be split into the following age groups: Primary; Secondary; Post-16; Other."*
13.14	CIL should be spent in the place where the development takes place.	Debbie Jamieson	CIL revenue is invested on a range of infrastructure projects across the borough and the approach is set out in the Councils Infrastructure Funding Statements.
13.35	Typo – residential units of 10 units or more	Debbie Jamieson	Glossary has been updated to reflect the definition held in the NPPF.
13.45	It remains unclear whether Further Education contributions will be sought by the council and the position should be clarified.	Asteer Planning on behalf of Barratt	The national methodology is still being established. Until the methodology is finalised there will be no contributions sought for further education.
Section 14	There is no policy basis for contributions to the Cheshire Constabulary and the approach is therefore not justified or consistent with the CIL Regulations.	Emery / Asteer Planning LLP	Noted. The Council recognises there is no specific policy related to policy in the development plan however, the relevant policies that the guidance relates to are set out in the SPD. No changes have been made.
14	Sustrans would encourage that the local authority uses developer contributions to consider developments in a broader context. For example, a new development could be fully accessible and have good provision for active travel but links to the development are not. Developer contributions	Sustrans	Policy INF1 of the SADPD requires the development proposals seek to provide links to national cycle routes, long distance footpaths, canal towpaths and rights of way network. Reference has been included to this effect.

	should be used to improve this connectivity, for example by upgrading the public rights of way network, or improving accessibility by removing barriers for better onward connections.		
14.3	Active design principles should be referenced	Debbie Jamieson	included
14.17	It is important to ensure that potential harmful impacts on the Trust's assets and infrastructure arising from new developments are avoided or mitigated. Potential impacts include increased footfall as a result of a development or new/altered access points increasing the numbers that use the canal and towpath network, which can necessitate improvements to towpath condition. Para 14.17 states ''All development should ensure safe access and good connectivity which may mean direct mitigation is necessary within and in the vicinity of a site.' The Trust welcome the addition of 'S106 agreements' for how this type of mitigation can be secured in Para. 14.17.	Canal and River Trust	noted
14.22	The SPD needs to clarify that planning conditions or s106 agreements may be used to prevent occupations until certain contributions are made (rather than the council collecting the money upfront). The SPD also needs to clarify the mechanism for returning contributions if second/subsequent consented sites do not come forward – which may be as simple as a standard clause being written into s106 agreements.	Asteer Planning on behalf of Barrat	This is possible regardless of the SPD, therefore it is not necessary to state it here. The matter of varying S106, which includes the return of fees, is addressed at para. 4.34.
14.26	Update may be required to the list	Crewe Town Council	

14.35	The Trust considers it is important for this SPD to recognise the potential contribution that canal networks can make to walking and cycling networks (facilitating modal shift, active travel and healthier lifestyles for local communities) and that, in line with the tests outlined in CIL regulations 2010 and Paragraph 57 of the NPPF, it outlines an approach to enable any direct impact arising from a proposed development near a waterway to be appropriately mitigated where existing infrastructure is inadequate to meet the demands generated by it. This could be achieved by amending Para 14.35 to reflect broader networks than the PROW network, e.g. canal towpaths and/or permissive paths as part of the network of connections that enable healthy and active lifestyles and reduce the need to travel by private car …and contributions may be required to the wider network in some circumstances.	Canal and River Trust	
14	Sustrans would encourage that the local authority uses developer contributions to consider developments in a broader context. For example, a new development could be fully accessible and have good provision for active travel but links to the development are not. Developer contributions should be used to improve this connectivity, for example by upgrading the public rights of way network, or improving accessibility by removing barriers for better onward connections.	Sustrans	
14.3	Active design principles should be referenced	Debbie Jamieson	Amendment included
14.17	It is important to ensure that potential harmful impacts on the Trust's assets and infrastructure arising from new developments are avoided or mitigated. Potential impacts include increased footfall as a result of a development or new/altered	Canal and River Trust	Amendment included

	access points increasing the numbers that use the canal and towpath network, which can necessitate improvements to towpath condition. Para 14.17 states ''All development should ensure safe access and good connectivity which may mean direct mitigation is necessary within and in the vicinity of a site.' The Trust welcome the addition of 'S106 agreements' for how this type of mitigation can be secured in Para. 14.17.		
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	of the network of connections that enable healthy and active lifestyles and reduce the need to travel by private car …and contributions may be required to the wider network in some circumstances.		
14.31		Internal change	Change to expand on approach to public transport and bus route provision.
14.4		Internal change	Changed text: It is the responsibility of the applicant to demonstrate that highway solutions are technically sound and can be implemented to the required technical standards current at the time of the planning permission.
Section 14	The SPD does not currently reference National Highways or the SRN, but it is key that developers understand the requirement to ensure that their development does not have a severe impact on our network. Where it does, we would look to recommend conditions for mitigation that would require the use of S278 powers to ensure that necessary highway mitigation is funded and constructed. Both the Circular and our Planning for the Future1 guidance give further information on what is expected where a development does impact the SRN. We would therefore be keen to see the SPD expanded, section 14 regarding Highways and Transport in particular, to include reference to the Circular and the Planning for the Future guidance where the impact of the development.	Highways England	Reference to the guidance / circular and conditions etc is now included at section

	is on the SRN.		
Section 14	It would be helpful to include SD6/Table 13.1 from the LPS in the SPD, for ease of reference.	Pegasus on behalf of Tatton Estates	The table has now been included in the document.
Section 14	It should be made clear that where development proposals provide more than the required open space provision set out in the SPD in one or more areas, this could be used to off-set the need to provide alternative forms of open space (or other recreation facilities and contributions such as indoor sport contributions) in order to recognise developments that deliver significant green infrastructure over and above these requirements.	Pegasus on behalf of Tatton Estates	There are some sites where the requirements of the location or site allocation (in regard to habitat, trees, landscape, SuDS, etc) can make a site seem very green but this may not be an 'overprovision', rather the overall arrangement is what is required to make the application acceptable/meet policy requirements. There requirements set out here do not replace or prioritise recreation/sport/leisure contributions over other policy requirements and in reaching a position that mitigates impacts and meets policy requirements, the local planning authority must consider all relevant issues within a planning application and reach a balanced view. In reaching this determination, viability is considered and may lead to negotiations over provision of various policy requirements. Also, it should be noted that SE6 sets out the minimum standards required.
Section 14	It would be helpful if the SPD could provide further confirmation of the ability to stack open space requirements in line with the expectations of the Local Plan definitions that confirm such spaces can be multi-functional.	Pegasus on behalf of Tatton Estates	Whilst the council will take a pragmatic approach to securing policy requirements, 'stacking' may not work in all instances. For instance, provision of habitat space may be compromised if the same space is required to function of recreation green space (due to disturbance of species). The issue has now been referenced in the document.
	Open Space definition should be added to the glossary	Pegasus on behalf of Tatton Estates	Glossary has been updated to include Open Space
Section 14	The total impact of the contributions on a typical development would appear to be significantly in excess of the figures relied upon in the Viability Assessment Update. The viability assessment	Emery Planning	The Council's approach to viability is set out at section 4.

	should be re-run to include for the latest contributions sought through this SPD, in the context of other economic conditions.		
Section 14	The table is blank	Multiple	The lack of information in the table was a publishing error. The information in the table has not changed since the first stage of consultation and is not proposed to change further. Comments received at the first stage of consultation have been take into account. Two themes emerged from the original consultation and have been considered, however no changes to the original table have been made. The first theme related to the ability to 'overlap requirements across the typologies rather than the requirements being rigidly adhered to. The council will take a pragmatic approach and seek solutions which secured the best outcome for the public. Therefore, detailed matters of stacking and multiple use are to be resolved through the design of the scheme, related to viability and can be negotiated with the Planning Authority during pre-application stages. The second theme requested that the table include a statement clarifying that requirements will be negotiated on a case by case basis. The table represents a starting point from which to calculate contributions and the ability to vary such contributions is available where applicants demonstrate a viability issue
Section 14	Sport England have two calculators: the Sports Facility Calculator (primarily used for calculating monies for indoor sports facilities) and the Playing Pitch Calculator (primarily used for calculating monies for outdoor sports facilities). It is strongly recommended that reference is given to the use of the Playing Pitch Calculator (in addition		Suggestions incorporated at chapter 14 and glossary.

	to the Sports Facility Calculator) to secure the necessary monies for outdoor sports provision. Sport England notes the Council's playing field definition and to avoid confusion requests that it aligns with the NPPF's definition of a playing field: *Playing field: The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.* Furthermore, Sport England request that it would be useful if a definition for a 'playing pitch' is also included that follows the Town and Country Planning (Development Management Procedure) (England) Order 2015 - *Playing pitch: The 2015 Order defines a playing pitch as 'a delineated area which, together with any run-off area, is of 0.2 hectares or more, and which is used for association football, American football, rugby, cricket, hockey, lacrosse, rounders, baseball, softball, Australian football, Gaelic football, shinty, hurling, polo or cycle polo.'*		
Section 14	SPD should clarify that green infrastructure includes blue infrastructure to reflect definition in the NPPF	Canal and Rivers Trust	SE6 doesn't refer to blue infrastructure specifically but it is clear from list of assets that it does include them. It is increasingly often the case it is referred to as blue/green infrastructure now across the industry
13.35	Typo – residential units of 10 units or more	Debbie Jamieson	Glossary has been updated to reflect the definition held in the NPPF.
15.22	typo	Debbie Jamieson	Corrected

	Gap funding • At paragraphs 16.5 and 16.15 there are references to gap funding and where there is a gap in provision. I presume this may be emanating from the recent High Court judgement between Leicestershire NHS Trust and Harborough DC. It is therefore important to ensure that the distinction is made between contributions towards capital costs (i.e. physical infrastructure) as opposed to revenue costs, the latter of which was subject to the High Court judgement. This is important because capital costs for healthcare were not implicated in by this recent High Court case. However, we don't want to rule out the possibility of revenue funding, but we need to acknowledge that the High Court judgement identified a range of considerations if this type of contribution is sought. Example calculation Please remove the word 'outline' from paragraph 16.25 – to correct an error as could apply to other planning application types. • Please replace paragraphs 16.26-16.31 with the following textbox to ensure consistency of approach across the wider ICB area: Basis of Calculation. The current model of primary care provision generally focuses on a shift away from smaller GP practices to larger scale premises that accommodate a range of healthcare services. To meet NHS objectives, an operationally efficient primary healthcare facility should accommodate a minimum of 7,000	Lucy Andrews NHS	Reference to capital costs has been included and the relevant text has been inserted into he document to represent the approach employed by NHS partners

	registered patients. This equates to approximately four full-time GPs serving 1,750 patients each. In Cheshire East, based on census data, the average household size is 2.3 people. This means that an average primary healthcare facility serving 7,000 patients would provide for the equivalent of 3,043 housing units. The Department of Health and Social Care (DHSC) publishes Health Building Notes (HBNs) that provide best practice guidance on the design and planning of new healthcare buildings and the adaptation or extension of existing facilities. Health Building Note 11-01: Facilities for Primary and Community Care, indicates a modern four GP practice would typically have a floorspace requirement of 600sqm (an allowance of 150sqm Gross Internal Area (GIA) per 1,750 patients). Where existing premises are in the right location and have the potential for improvement, NHS partners preference is generally for extension and refurbishment of existing facilities to meet the needs arising from new development. NHS partners have provided relevant build costs for extension and refurbishment for use in the calculation.		

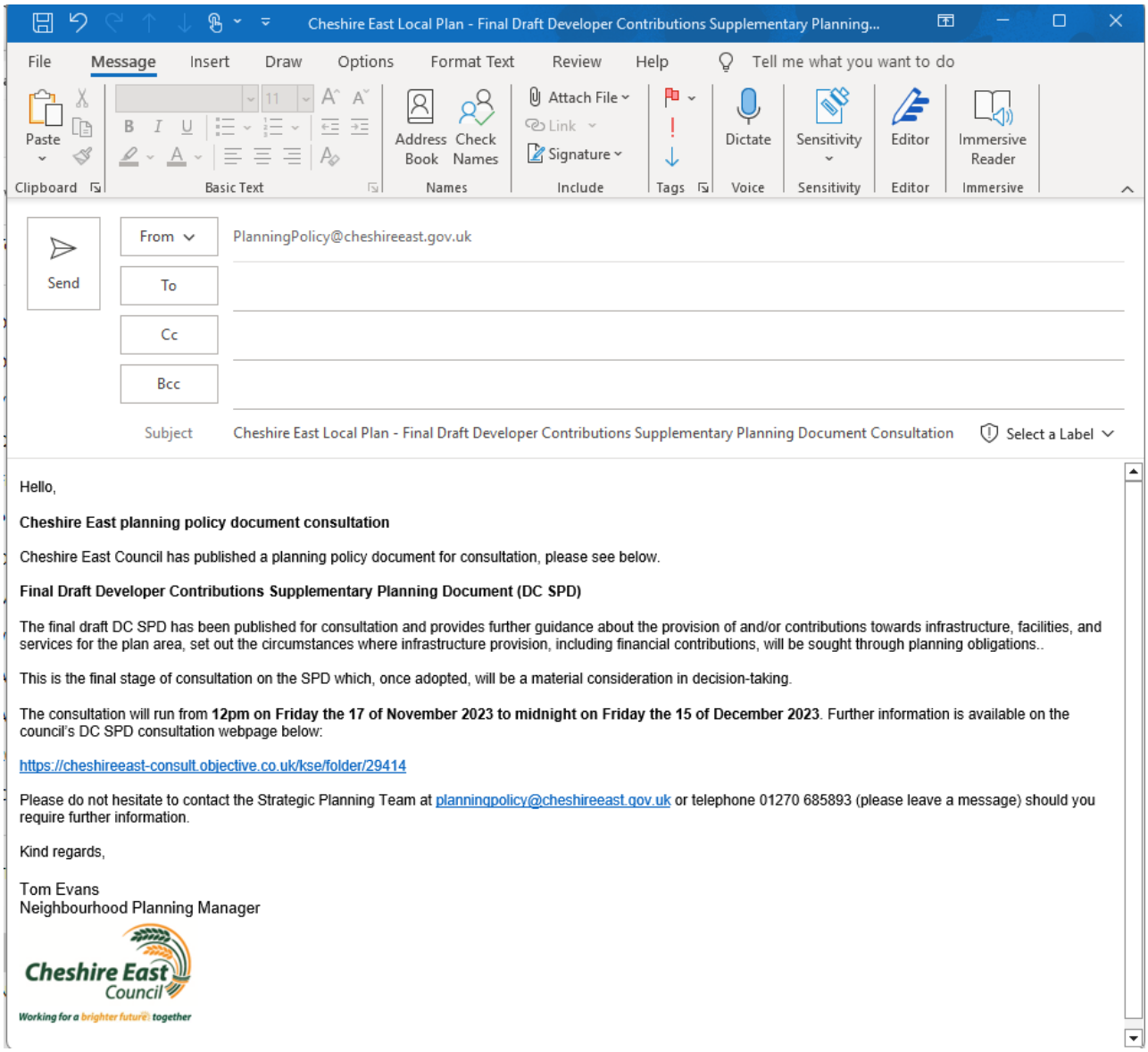
	Where healthcare contributions are required for larger and strategic developments (see section below), this may involve alternative build costs depending on the mitigation project(s) identified. Based on the above factors, the contribution per dwelling is calculated as follows: Population served by surgery = 7,000 Equivalent number of dwellings (at an average of 2.3 persons per dwelling) = 3,043 Total cost of required primary care floorspace = £2,752,367 Cost per dwelling = £904 The financial contribution per dwelling has been calculated as £904. This will contribute to the capital cost of primary healthcare provision. The approach has been reviewed in dialogue with NHS partners and ensures the financial contribution sought is directly, fairly and reasonably related in scale and kind to the development proposed.		

	Importantly, this SPD includes a mechanism for annual review of build cost data to ensure that health facilities can be delivered. Contributions will relate only to the capital cost of health provision and will be index linked. In order to ensure compliance with CIL Regulations the Council, working with its NHS partners, will identify a specific health project(s) for which the contribution will be used. • Replace paras 16.32 and 16.33 with: Larger and Strategic Development Requirements. For larger development sites or areas, these will be dealt with on a case-by-case basis and the Council will work closely with NHS partners to identify appropriate mitigation measures and developer contributions. An assessment will first be made as to whether existing facilities in the surrounding area can accommodate the increase in patients arising from the development. Where a development proposal is of such magnitude that it would result in an increase in population that cannot be accommodated by existing health provision, developer contributions will be sought. This may		

	include works such as refurbishment, reconfiguration or an extension to existing health facilities, or in some instances may justify the delivery of a new health facility. The Council will seek to secure the land at zero cost and then contributions towards the delivery of a health centre.		
16	However, the final sentence is unfinished and we consider it would merit stating: Where a contribution is required a proportionate developer contribution will be sought that distinguishes between the needs generated by the existing population within the area and new population that will be generated by the development. 7.8. The inclusion of this completed sentence would allay our concerns.	Asteer Planning on behalf of Barrat	Paragraph has now been included
16	Paragraph 16.24 states that the costs are calculated based on the baseline build cost, but it is still unclear what the baseline build costs are. For clarity, this should be set out.	Asteer Planning on behalf of Barrat	Build costs are provided by the NHS as a consultee based on NHS guidance on this matter. The NHS produces cost guides that are periodically updated. NHS England » Healthcare Premises Cost Guides (HPCGs)
18.3	Page 63 Final Draft SPD – 18.3 & 4 – should include for lighting improvements/provision	Crewe Town Council	Reference has now been made to lighting in the document
18.6	Paragraph 18.6 must address how the overlap will be addressed to prevent double counting in order to pass the tests for collecting contributions.	Asteer Planning on behalf of Barrat	Updated at new para. Reference 17.6

18.12	The Local Lead Flood Authority (LLFA) should provide an assessment of the potential impacts on the drainage network and the above paragraph should be amended as according. The Council provided some clarification in the Report on Consultation (that this will be carried out at the planning application stage) which should be added to and made clear in the SPD.	Asteer Planning on behalf of Barrat	Paragraph 17.12 addresses this matter.
19	The Trust reiterate our request that the definition of 'Green Infrastructure' provided in the glossary of the SPD is amended to the definition provided in the Glossary (Annex 2) of the NPPF (2021), as outlined below, for clarification that Green Infrastructure includes Blue Spaces. 'A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.'	Canal and River trust	Glossary updated to reflect advice.

Appendix 1: Example letters and emails



Email sent to consultees on database

Cheshire East Council

Working for a brighter future together

«Name»

«Address_1» «Address_2»
«Address_3» «Postcode»

Strategic Planning
Westfields, Middlewich Road
Sandbach
CW11 1HZ

Tel: 01270 685893 (please leave a message)
Email: planningpolicy@cheshireeast.gov.uk

DATE: 17/11/2023 OUR REF: Final Draft DC SPD

Dear «Name»,

The council has published a planning policy document for consultation:

Final Draft Developer Contributions Supplementary Planning Document (DC SPD)

The final draft DC SPD has been published for consultation and provides further guidance on about the provision of and/or contributions towards infrastructure, facilities and services for the plan area, set out the circumstances where infrastructure provision, including financial contributions, will be sought through planning obligations. This is the final stage of consultation on the SPD which, once adopted, will be a material consideration in decision-taking.

The consultation will run from **12pm on Friday the 17 of November 2023 to midnight on Friday the 17 of December 2023**. Further information is available on the council's DC SPD consultation webpage: https://cheshireeast-consult.objective.co.uk/kse/folder/29414

Printed copies of the following consultation documents have been sent to you:

- Final Draft DC SPD;
- Final Draft DC SPD comment's forms; and
- A laminated Notice of Publication of the Final Draft DC SPD

I would be very grateful if you would display the documents provided in a prominent location for public viewing. A number of comments forms have also been provided for people to take away. Should you require any additional copies of the comments forms, or further information then pllease do not hesitate to contact the Strategic Planning Team.

Many thanks for your assistance in this matter.

Yours sincerley,

Tom Evans
Neighbourhood Planning Manager

Letter sent to consultees on database

Appendix 2: Example website screen shot

Cheshire East Council

Listen

Enter Keywords

Home / Planning / Spatial planning / Cheshire East Local Plan / Supplementary Planning Documents

Supplementary planning documents

Supplementary planning documents add further detail to policies in the development plan and provide further guidance on specific topics or locations.

Draft supplementary planning documents

Final Draft BNG SPD Consultation

The final draft consultation began at **12pm of Tuesday the 31 of October 2023**, and will close at **midnight of Friday the 1 of December 2023**.

You can view the document and the representations made, as well as make your own comments on our consultation portal.

Final Draft DC SPD Consultation

The final draft consultation began at **12pm of Friday the 17 of November 2023, and will close at midnight of Friday the 15 of December 2023**.

You can view the document and the representations made, as well as make your own comments on our consultation portal.

Final Draft EP SPD Consultation

The final draft consultation began at **12pm of Friday the 17 of November 2023, and will close at midnight of Friday the 15 of December 2023**.

You can view the document and the representations made, as well as make your own comments on our consultation portal.

Other Draft SPDs

SPDs being prepared on a number of topics including:

- Jodrell Bank Observatory; and
- Sustainable Drainage Systems.

Comments on previous consultations are currently being considered and the next steps for each SPD will be published here when available.

Screenshot: SPDs webpage www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/supplementary_plan_documents

Appendix 3: Press release

Cheshire East Council

Listen and translate

Enter Keywords

Home / Council and Democracy / Council Information / Media Hub / Media releases / 10/11/2023 - Cheshire East set to consult on key planning documents

Cheshire East set to consult on key planning documents

10 November 2023

Cheshire East Council wants your views on proposals to help secure environmental protections and financial contributions from developers for community facilities.

The authority is also to prepare an 'issues paper' to provide an initial opportunity for public engagement to help shape the direction of the council's new Local Plan. The Local Plan is the council's proposed 15-year strategic blueprint for the borough.

A developer contributions supplementary planning document (SPD), which sets out how the council will secure funding to provide the range of infrastructure and facilities needed to service new development, has been approved for further public consultation before formal adoption.

The decision by the council's environment and communities committee follows feedback from initial public consultation last autumn, which was used to re-draft the document.

The draft SPD aims to give developers more clarity on how their proposals can meet the policy requirements of Cheshire East's Local Plan via so-called section 106 agreements, which are often financial contributions to be used to secure mitigations from developments – from parks and green spaces to highways and education.

The committee also approved holding a public consultation on the final draft of the council's

environmental protection supplementary planning document. This also underwent a first consultation last autumn.

This SPD provides guidance on the council's approach to environmental protection issues when considering planning applications.

The areas covered in the final draft are air quality (including dust pollution), contaminated land, noise, light pollution and odour pollution. It sets out the relevant technical advice to prevent or reduce the impact of proposed developments on public amenity and the health, wellbeing of people across the borough.

The SPD provides greater clarity to developers, landowners, communities and decision-makers on the council's approach to environmental protection and provides additional guidance to applicants on how they should respond to the policy requirements in the council's Local Plan Strategy and site allocations and development policies document. It also signposts sources of information, including relevant documents and council services.

Councillor Mick Warren, chair of the environment and communities committee, said: "Supplementary planning documents are a recognised way of providing additional guidance on how planning policies should be used – in this case to support local services provision and protect the borough's environment.

"Although not formally part of our statutory development plan, SPDs should be taken into account when deciding a planning application or when considering an appeal against a planning decision.

"Through section 106 agreements (S106), for example, the council receives a wide range of funds to deliver local facilities and services and we want to ensure everyone is clear about what is required in order to secure planning permission."

Since the adoption of the Local Plan Strategy in 2017, more than £15m has been spent on infrastructure projects through S106 financial contributions related to development.

Cllr Warren added: "By providing up-front, up-to-date and clear advice on our planning policies, our aim is to ensure developers and property owners know what's expected of them when they are making relevant planning applications, as well as supporting the council to determine them."

Once feedback has been considered and any appropriate changes made, the SPDs can be formally adopted – to provide important tools to help protect public health and wellbeing and ensure communities benefit from development in their areas.

The committee also recommended that, alongside an issues paper on a new Local Plan, there would be a 'call for sites' and public consultation on draft housing land availability, a sustainability appraisal and settlement hierarchy review. The decision to draft a new Local Plan reflects changed circumstances since the current plan's adoption in 2017.

Cllr Warren said: "The programme to prepare and adopt our new-style, updated Local Plan will include

several rounds of public consultation followed by a public examination overseen by an independent planning inspector."

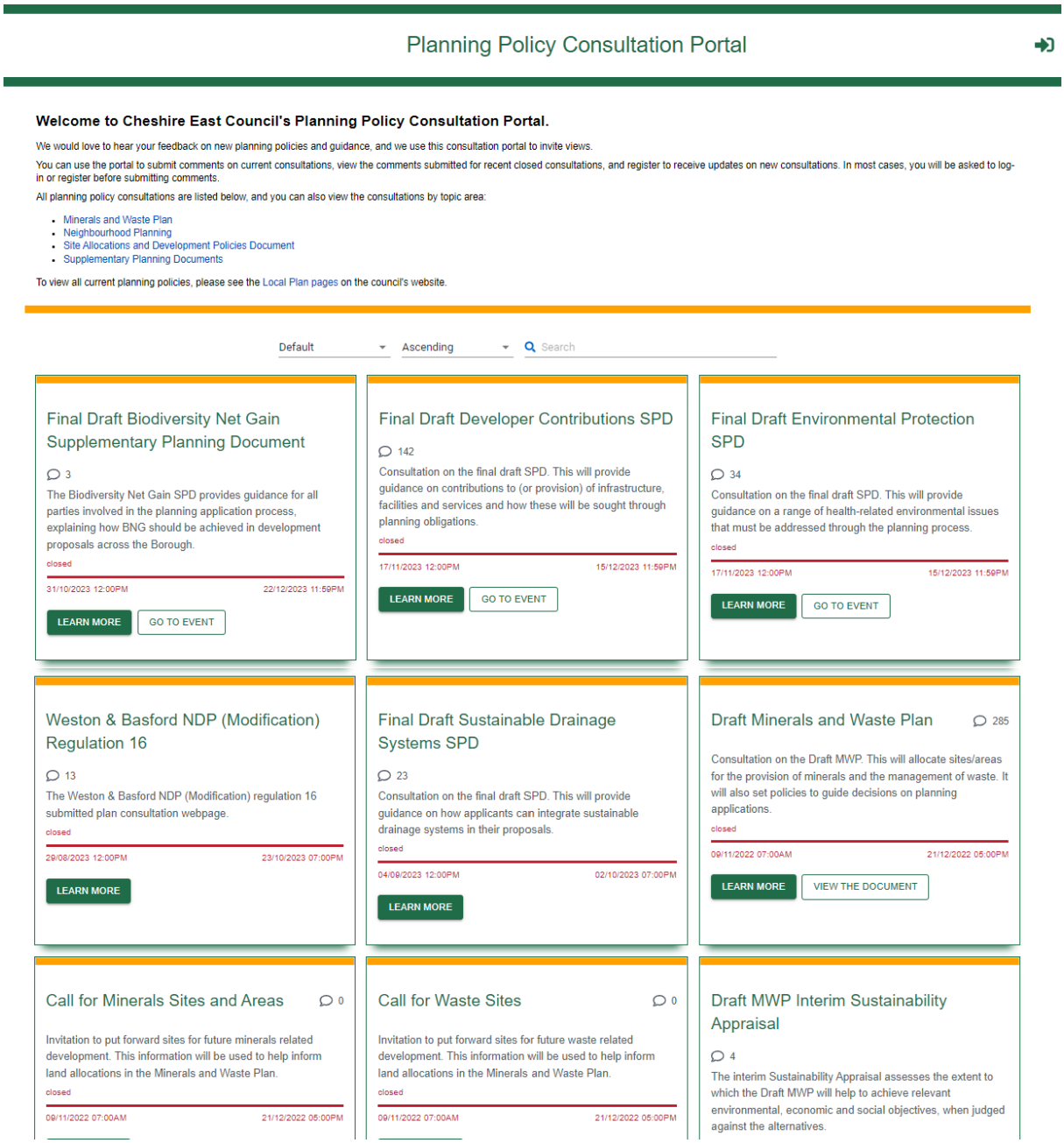
Comments on the two SPDs can be made from **Friday 17 November** until the **midnight deadline** on **15 December 2023**.

To view the documents and to have your say, visit the consultation pages online

Feedback can also be posted to: Strategic planning (Westfields), C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ.

Copy of press release

Appendix 4: Consultation portal screenshot



Consultation portal screenshot 1

Supplementary Planning Documents Consultations

Final Draft Developer Contributions SPD

INFORMAL SUBMISSION - CLOSED

Consultation on the final draft SPD. This will provide guidance on contributions to (or provision) of infrastructure, facilities and services and how these will be sought through planning obligations.

INFORMATION | PROPOSAL | WHAT PEOPLE SAY

More Information

Strategic Planning Team

Cheshire East Council

0300 123 5014 (Please ask for Strategic Planning)

planningpolicy@cheshireeast.gov.uk

Supporting Files

- Final Draft DC SPD Statutory Notice.pdf
- Final Draft DC SPD Comments Form.pdf
- Final Draft DC SPD - EqIA Form.pdf
- Final Draft DC SPD - SEA HRA Screening.pdf
- Final Draft DC SPD - Appendices.pdf
- Final Draft DC SPD - Report of Consultation.pdf
- Final Draft DC SPD (PDF Version).pdf

Recent Comments

Lucy Andrews

Kate McDowell

See What People Say

PRIVACY POLICY

If you take part: your name may be displayed, your answers may be displayed, your town/city will not be shown

GO TO EVENT

The purpose of this SPD is to provide information about the provision of and/or contributions towards infrastructure, facilities and services for the plan area, set out the circumstances where infrastructure provision, including financial contributions, will be sought through planning obligations.

Responses are invited on the Final Draft DC SPD between the **17 November 2023 and midnight on the 15 December 2023**.

Consultation Document

The Final Draft DC SPD is available to download on this consultation portal:

- Final Draft DC SPD (PDF file)
- Final Draft DC SPD - SEA HRA (PDF file)
- Final Draft DC SPD - EqIA (PDF file)
- Final Draft DC SPD - Appendices (PDF file)
- Final Draft DC SPD - Report of Consultation (PDF file)

A screening exercise has been carried out to determine whether the draft DC SPD gives rise to the need for further Strategic Environmental Appraisal or Appropriate Assessment (under the Habitats Regulations). This screening concludes that further such assessment is not necessary. The screening report is also available for consultation. An Equalities Impact Assessment ("EqIA") has also been published and this concludes that the Draft DC SPD will not have a significant adverse impact on persons sharing any of the characteristics protected under the Equality Act 2010. Copies of published EqIAs can be found on the Council's website .

For the duration of the consultation, the document can also be viewed at public libraries in Cheshire East upon request. Opening hours are on our website or telephone the 24 hour library information service on 0300 123 7739.

Submit your views

To comment online using this consultation portal, please log-in or register and then click the 'View Document' button. This is our preferred method of submitting responses, but you can also respond by email (to planningpolicy@cheshireeast.gov.uk) or in writing (to Strategic Planning Westfields, C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ).

Alternatively, you can download this Final Draft DC SPD comments form (PDF file) and return it by email or by post to the relevant address above.

Whichever method used, please make sure that your comments reach us by **midnight on the 15 December 2023**. We are not able to accept anonymous comments and you must provide us with your name and contact details. Your personal information will be processed in line with our Strategic Planning Privacy Notice and your name and comments will be published on this consultation portal.

Further information

We have also published a formal notice of publication of the Final Draft DC SPD Statutory Notice (PDF file).

For further information or for assistance in making comments, you can contact the Strategic Planning Team at planningpolicy@cheshireeast.gov.uk or by leaving a message on 01270 685893 and we will respond as soon as possible.

Consultation portal screenshot 2

Appendix 5: Consultation response form

Cheshire East Council

Cheshire East Local Plan

Final Draft Developer Contributions Supplementary Planning Document - Comments Form

The purpose of this SPD is to provide information about the provision of and/or contributions towards infrastructure, facilities, and services for the plan area, set out the circumstances where infrastructure provision, including financial contributions, will be sought through planning obligations.

Consultation on the draft SPD will take place between **12pm on Friday the 17 of November 2023 and midnight on Friday the 15 of December 2023**.

Consultation document

The consultation document can be viewed online at

https://cheshireeast-consult.objective.co.uk/kse/folder/29414

A screening exercise has been carried out to determine whether the draft DC SPD gives rise to the need for further Strategic Environmental Appraisal or Appropriate Assessment (under the Habitats Regulations). This screening concludes that further such assessment is not necessary. The screening report is also available for consultation. An Equalities Impact Assessment ("EqIA") has also been published and this concludes that the Draft DC SPD will not have a significant adverse impact on persons sharing any of the characteristics protected under the Equality Act 2010. Copies of published EqIAs can be found on the Council's website.

For the duration of the consultation, the document can also be viewed at public libraries in Cheshire East during opening hours. For information about opening hours see www.cheshireeast.gov.uk/libraries or telephone 0300 123 7739).

Submit your views
The council's online consultation portal is our preferred method of submitting responses (https://cheshireeast-consult.objective.co.uk/kse/folder/29414) but you can also submit responses or return this form by email or post to:

By e-mail: planningpolicy@cheshireeast.gov.uk

By post: Strategic Planning (Westfields), C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ

Please make sure that your comments reach us by **midnight on Friday the 15 of December 2023**. We are not able to accept anonymous comments and you must provide us with your name and contact details. Your personal data will be processed in line with our Strategic Planning Privacy Notice, which is available on the council's website:
https://www.cheshireeast.gov.uk/council_and_democracy/council_information/website_information/privacy-notices/spatial-planning-including-neighbourhood-planning-team-privacy-notice.aspx

For further assistance in making comments, you can contact the Strategic Planning Team at planningpolicy@cheshireeast.gov.uk or by leaving a message on 01270 685893 and we will respond as soon as possible.

Cheshire East Local Plan

Final Draft Developer Contributions Supplementary Planning Document - Comments Form

Please return to:	Strategic Planning (Westfields) C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ or by email to localplan@cheshireeast.gov.uk
Please return by:	**Midnight on Friday the 15 of December 2023**

This comment form has two parts:

- Part A – Personal details.
- Part B – Your representation(s).

Comments Form Part A: Personal Details

	Personal Details*	**Agent's Details (if applicable)**
Title		
First Name		
Last Name		
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1		
Address Line 2		
Address Line 3		
Address Line 4		
Postcode		
Telephone Number		
Email Address (where relevant)		
Your Reference No. (if known)		

** If an agent is appointed, please complete only the Title, Name and Organisation in column 1 but complete the full contact details of the agent in column 2.*

Please complete a separate Part B form for each comment that you would like to make. This response form provides enough space for four comments but please copy and attach further part B forms if required.

Extract from comments form (not including the duplicated part B forms)

Appendix 6: Representations from the previous first draft stage

Document section	Summary of the main issues raised	resentors	Council response including any changes proposed
General Comments on overall document	The council should consider the inclusion of developer contributions being used for enhancements at railway stations as a result of increased footfall from both residential and business developments in addition to any highways or green infrastructure works. Enhancements at stations could include (but not limited too) CCTV, Customer Information Systems, Help Points, heated waiting shelters, cycle storage, car parking.	Network Rail	Where direct impact on rail stations arise from development then such contributions may be feasible as long as they meet the CIL tests of being directly related to development, reasonable in scale and kind, and fairly applied.
	SPD should cover climate/carbon, trees, and other infrastructure such as waste recycling, air quality monitoring or maintenance	Poynton Town Council	The document has been updated to clarify that in some instances contributions toward climate change mitigate may be required. The LPS and SADPD include policies that require mitigation measures, and in some instances it is feasible that they could be delivered offsite via S106 contribution.
	Request reference to local participation in S106 process	Multiple town councils	S106 are legal agreements entered into between a developer and the Local Planning Authority. They are designed to be specific to mitigate an identified impact from development and currently there is no scope for third parties to be involved in the process. Communities can, via a neighbourhood plan or other local document, produce a list of local infrastructure priorities/projects that can be useful when determining how to address an impact of development through investment elsewhere.
	Indoor and outdoor sports facilities to have its own section separate from Public Open Space; Local standards are not appropriate as they do not take account of catchment areas. The need to include Sports Needs Assessment for indoor and outdoor sports pitches	Sport England	Whilst the contributions for distinct uses are calculated separately, Open Space and Recreation are addressed in a single policy in the LPS. Therefore, given SPDs provide guidance on policies, it is more clear to interpret

			the advice by attaching the guidance to a specific policy wherever possible.
	Not all matters include a approach/methodology and the information that the approach will be based on is not entirely clear.	Asteer Planning on behalf of Barratt, David Wilson Homes, Jones Homes and Orbit Investments	Where possible, further information has been provided to clarify the approach set out. Not every matter will have a formula with a specific set of calculations but where ethe SPD does include this, explanation has bene provided about how that formula is derived. Other approaches may be based more on setting out the factors that will be taken into account in establishing a fair contribution.
	Viability should be retested and a full review of the LPS should therefore be undertaken with the inclusion of an up-to-date viability assessment to ensure planning obligations are full assessed	Multiple	Since the first draft SPD consultation, a decision has been taken to review the LPS. Therefore, within tat process viability testing will be undertaken. The guidance in this SPD recognises that viability may mean that all policy requirements cannot be met and a balanced view will need to be taken in decision making. Where an applicant believes viability is an issue they must submit their own assessment to demonstrate the full suite of policy obligation cannot realistically be me to due to specific site conditions.
	The Trust welcome a Developer Contribution SPD that will enable contributions to be sought to support access to and maintenance of the quality of our inland waterways, and protect and enhance our green infrastructure, ecological networks and sustainable travel routes, when impacted by development, to contribute to the health and well-being of communities through benefits such as biodiversity, conservation, and recreation opportunities.	Canal and River Trust	The Canal and River Network is highly valued asset in Cheshire East and where development has impacts that can be mitigated through investment in the network, Local Plan policies enable such solutions to be investigated.
5.24	Role of parish councils and access to information		Through its dedicated S106 officer, the Council is bale to provide Parish Councils with S106 data related to their specific areas. Whilst parish Councils are a third party within the S106 process, Cheshire East Council will seek to

			share information wherever appropriate and support parish councils to articulate their local infrastructure needs through the preparation of neighbourhood plans.
7. Ecology	Clarity on fees	McCarthy and Stone	Further advice on fees in regard to BNG have been included setting out the approach in more detail
	Comments on the process for using the metric	Cheshire Wildlife Trust	Guidance on the biodiversity metric is provided by DEFRA and therefore only the key issues are addressed in this SPD (which relates tot eh BNG SPD)
	Section to reference relevant parts of neighbourhood plans	Transition Wilmslow	Reference to neighbourhood plans has been included to clarify that some plans do have a local infrastructure plan that may be referred to when considering how to mitigate impacts from development.
	Overall, achieving biodiversity net gain as put forward in the draft SPD in on and off site locations does create a significant additional financial burden for developers which was not accounted for previously in the adopted Local Plan or adopted Community Infrastructure Levy (CIL). As such, each site and development proposal will need to be assessed on a case by case basis, and where it is evident that the requirements of BNG have a large cost implication, this should be accounted for by the Local Planning Authority accordingly when considering the overall viability of a development and requests for other s106 contributions or other developer obligations.	Pegasus on behalf of Tatton Estte, Bloor and Taylor Wimpey	Since the original SPD was consulted the BNG SPD has been updated, as has national guidance on how BNG will be implemented. The current SPD reflects these updated positions.
	Various comments on terminology, clarification of process and viability implications, and setting of the tariff via the DEFRA Biodiversity Metric	various	Multiple terms have been clarified, updated and included in the Glossary.
Highways and Transport	Paragraph 8.16 onwards sets out a series of schemes and formula for obtaining contributions. The impact on development viability in the context of CIL and the Viability Assessment Update is not clear.	Multiple	The Schemes identified in the SPD are drawn from policy GEN4 of the now adopted SADPD and represent key strategic highways projects.

	Clarification is required, together with clarification as to which proposals this would relate to. No clear list of projects identified in the MTFS for which CIL will be used.		The MTFS can be used to identify which projects will be the focus of investment
	Whilst the draft SPD states that contributions will be calculated proportionately, there is no specific detail on how the contributions will be calculated. For example, what methodology, calculations and sources of information will be used to work out the costs and the percentage impacts that a scheme has on receptors in the network. Furthermore, there is no clarity on how contributions will be collected from multiple developments coming forward at different times (or not at all). For example, if the impacts on the highways network are only significant as a result of cumulative impacts, then the first application will presumably not be required to make a contribution until such time that the second and/or subsequently consented sites comes forward.	er Planning on behalf Barratt, David Wilson nes, Jones Homes and t Investments	In many instances, recognising the variable local condition and context of sites, the council does not have a standardised and formulaic approach to contributions. Instead, to respond to localised conditions, costs and land values, contributions will be calculated based on a proportionate approach. In instance where multiple developments contribute to an investment in infrastructure, the council holds funds until the relevant trigger points are reached, as set out in the S106 agreements, and then invests accordingly.
	More clarity should be provided on definition of strategic highways schemes	various	Strategic highways schemes are set out in policy GEN4 of the SADPD.
	There must surely be some 'wiggle room' to allow a degree of strategic planning in how it is spent. For example, Paras 8.22, 8.23 and 8.24 show that CEC is prioritising funding for certain "Strategic and Major" highways schemes. Whilst we have seen that prioritisation in some areas, we have seen no evidence of it being applied to Holmes Chapel and other areas.	Holmes Chapel Parish Council	S106 must be spent in accordance with the signed agreement. Whether agreements are written to specify a particular investment, only delivery of that specified investment is possible. The SPD sets out the mechanism to negotiate S106 agreements.
Recovery of Infrastructure Costs	clarity is required as to the statement at paragraph 9.13 that: "In the event that it is determined that the proposed obligation does not meet the CIL tests, CEC intends to use other general powers available to secure funds from development sites for this purpose." If the obligation does not meet the CIL tests, then it should not be taken into account in the grant of planning permission, and, as such, the Council should not be seeking the contribution.	Barton Willmore on behalf of Crown Estate	The SPD now sets out that this approach will be employed on the basis of contractual obligations, contained within planning agreements and that if the approach is taken, it will be discussed at an early stage of the application process.
	there are clearly significant funds available within the CIL Funding Statement which have not yet been allocated which could make a	Pegasus Planning Group on behalf of	S106 is used to fund site specific mitigation measures and can be pooled to fund

	contribution to the infrastructure needs of the Borough. This should be prioritised by the Council and reflected in the SPD to reduce reliance upon developer contributions going forward.	Bloor and Taylor Wimpey	infrastructure that multiple site rely on. CIL funds are spent in accordance with the Councils Regulation 123 List and focused on specific strategic projects.
9.13	In the event that Cheshire East Council use this method to secure funds that sit outside of the CIL regulations, they will make the applicant aware at an early stage of the application process that they intend to request said contributions and publish full details of fully justified reasons as to the need for the contribution.	Gladman Developments	Text has been included in the document to clarify that this will be raised early in the process.
Education	Where the Council is to produce housing impact assessments, there should also be a mechanism for: applicants to assess and if necessary challenge the evidence/conclusions therein; and, for arbitration where necessary.	Asteer Planning on behalf of Barratt, David Wilson Homes, Jones Homes and Orbit Investments	It is the applicants responsibility to submit sufficient and proportionate information to in order for the Council to determine the application. If an applicant disagrees with the council assessment they may present an alternative case. The council will work proactively and pragmatically to reach agreement with applicants on key issues but where this is not possible, and an application is refused, the appeals processes is design to resolve such disputes.
	Clarify terms related to the education section	multiple	Multiple terms have been included on the Glossary section
	We consider the SPD should also make it clear that, where justified, alternative ratios could be applied where there is clear local evidence that the existing and anticipated demographic for the development would result in lower impacts.	Pegasus Planning Group	The SPD sets out the preferred approach. It is the applicants role to justify why an alternative approach is suitable.
Affordable Housing	We would also request that the Council include reference within the SPD that schemes for 100% affordable housing would also be considered as being exempt from being required to make developer contributions. With this in mind, we would request that the SPD includes a specific reference at the appropriate section of the document that the Council will review planning applications for 100% affordable housing carefully at development management stage, noting that it	Hourigan Planning	There is no policy basis to take this blanket approach. An assessment of site circumstances and viability can be undertaken to determine whether it is appropriate to reduce or remove an affordable housing requirement.

	will be unlikely that developer contributions will be secured on such schemes without adversely affecting the viability of the development.		
Health Infrastructure p	Assumptions should not be made on standard occupancy assumptions.	The Planning Bureau on behalf of McArthy and Stone	Where evidence is available that alternative occupancy should be considered, applicants may submit such information for consideration. In such circumstances the applicant will need to evidence why an alternative approach is appropriate.
	Mitigation measures sought should be of a scale to ensure the development does not result in undue impacts and will be of a scale proportionate to the development. Indeed, it is not the developer's responsibility to address existing needs of the community.	Pegasus Planning Group / Asteer Planning	The SPD does not seek to imply that contributions should be sought to address existing shortfalls and has been updated to clarify that contributions are intend only for mitigation of the impact of new development.
	Local needs, rather than national needs should be considered. Whilst there may well be a national shortage the needs of the local area should be given greater weight than the overall need.	Residents of Wilmslow	Recognising that some needs are met over larger geographies, both factors are taken into account.
Planning Policy Framework	Updates required to reflect adoption of SADPD		The SADPD has now been adopted and this SPD now reflects that position.
	Carbon Neutrality should be addressed	Prestbury Parish Council	Whilst the current national planning policy framework does not allow planning policies to seek carbon neutrality, adopted policies in Cheshire East seek to address the impact of development in terms of climate change. Climate Change polices have now been included in this version of the SPD.
	The SPD does introduce new requirements over and above what has been tested and examined through the adopted and emerging Development Plan Documents and Community Infrastructure Levy rates for the area. As such, the SPD proposes additional obligations that have not been thoroughly tested or examined in order to	Pegasus Planning Group Ltd	Viability matters are addressed in the SPD at section. The SPD does not introduce new areas of cost, rather provides further detail on how adopted policy will be applied, including the recognition that where viability issues arise, it

	test the deliverability and viability of these sites.		may not be possible to meet all policy requirements.
Indoor and Outdoor Sports Facilities	The Parish Council objects to the continuation of policies to place future responsibilities and liabilities for green spaces and play areas on residents. These should be managed by CEC with appropriate S106 contributions. Public Rights of Way upgrades and new provisions should be subject to prior discussion with Town and Parish Councils.	Holmes Chapel Parish Council	The document does not address responsibilities for maintenance and management of facilities but focuses on how polices of the local plan will be applied.
	The basis of the figures needs to be justified	multiple	Further explanation has been provided in the document
	If the figures are correct for family homes, the consortia consider 105 sq m per family home is a considerable amount of open space and there should be an allowance for sustainable drainage areas and BNG area to fall within these areas and not be seen to be in addition to. Moreover, there should be scope to overlap some of the above requirements across the typologies rather than these being rigidly adhered to. It should therefore be made clear that where evelopment proposals provide more than the required open space provision set out in the SPD in one or more areas, this could be used to off-set the need to provide alternative forms of open space (or other recreation facilities and contributions such as indoor sport contributions) in order to recognise developments that deliver significant green infrastructure over and above these requirements.	Pegasus Planning Group	Detailed matters of stacking and multiple use are to be resolved through the design of the scheme, related to viability and can be negotiated with the Planning Authority during pre-application stages.
	We strongly support this objective and we would expect communities to be heavily involved and their views on what is necessary to be taken into account when drawing up agreements for s106 expenditure on such facilities.	Ken Edwards, Bollington Town Council	The S106 process is an agreement between the developer and Local Planning Authority with no scope for community involvement. Communities may establish local plans or neighbourhood plans that identify community facilities that would benefit from investment. Such plan scan be helpful in determining how to mitigate development impacts in a local area.

	In relation to paragraph 12.18 of the SPD, Sport England have the following queries: • How has the standards have been derived? • Which sports would benefit from the standards, e.g. 40sqm for a football pitch? • What is considered to be a family home? • When would the Council use standards and when would the Council use the Sport England Sports Pitch calculator to determine sports provision? • Particularly for mixed use developments, how can the Council be sure that the proposed commercial development does not 'double count' with the proposed residential for the additional demand generated for sport provision? • How will the standards establish a sustainable sporting facility? For example, an 'hub site' with 5 sports pitches with ancillary facilities is preferred to an individual pitch developed for 5 development sites.	Sport England	Further explanation has now been included in the document
	Reference to providing either a commuted sum or an open space area of 20sq m for Residential homes / supported living /sheltered housing schemes should be deleted from the table at 12.18 as this is not justified. The table should confirm that open space for Residential homes / supported living /sheltered housing schemes will be negotiated on a case by case basis.	The Planning Bureau	Where applicants demonstrate a viability issue, policy contributions can be negotiated.
Affordable Housing	As the Housing SPD is up to date and in order to prevent repetition and ensure that this section and calculations are not scrutinised again this section should purely refer to the housing SPD rather than detailing out the methodology and para 13.4 to 13.22 should be deleted.	The Planning Bureau	Most of the Affordable Housing section, except for AH calculations, has now been removed and now refers to the separate AH SPD.
	Affordable housing should dnot be subject to negotiation due to viabaility	Emmerson	This matter is outside the scope of the SPD
	There should be an ambition to increase AH provision above 30%	Emmerson	This matter is outside the scope of the SPD

	We would prefer in developments where types of housing are already mixed in tenures affordable housing was pepper potted throughout the development and standards should be maintained. Indeed we would like to see detailed standards for affordable housing clearly established and stated by the Cheshire East Planning Authorities.	Ken Edwards, Bollington Town Council	This is the preference expressed by local plan policy however, the exact matter is outside of the scope of this SPD.
Cheshire Constabulary	The draft SPD sets out that contributions will be sought towards staff set up, vehicles and premises. The Council should ensure that any planning obligations towards these items are in accordance with CIL Regulations – that is, the three tests – and that there are no other funding streams available so that developments are not subject to an unnecessary burdensome scale of obligations.	The Planning Bureau	This section has been reviewed and updated to clarify when contributions to constabulary may be required and for what purpose. The section has been significantly edited to recognise that only in limit circumstances, primarily as part of the largest strategic level sites, will it be appropriate to seek contributions toward policing
	There is no specific policy in either the LPS or the SADPD that refers to policing and there does not appear to be any specific policy basis for the contributions set out in Section 14 of the draft SPD. The 'required contributions' paragraphs (14.7 – 14.29) of the draft SPD relate to staff set up, vehicles and premises. Not all of these costs, and specifically costs for staff set-up and vehicles relate to infrastructure in the context of Policies IN 1 and IN2 of the LPS and should not therefore be included in the SPD.	Asteer Planning	As above
	Contributions towards Cheshire Constabulary (and indeed the Fire Service if that is the intention) are not supported by any specific policy in the LPS and/or SADPD. As such, they should not be included in the SPD. Notwithstanding this, Section 13 of the draft SPD is poorly drafted and it is therefore not possible to fully understand and comment on: • What the Council's proposed methodology for calculating requested contributions from developments is; • Where the information on which calculations will be based is/will be sourced from or evidenced; • How such contributions will be necessary and directly related to developments (in order to pass the tests at Regulation 122 of the CIL Regulations).	Asteer Planning	As above
Other Matters	The Local Lead Flood Authority (LLFA) should provide an assessment of the potential impacts on the drainage network and the above paragraph should be amended as according.	Asteer Planning	Such matters are to be addressed during pre-application or trough the consideration of a

			planning application and are outside the scope of this SPD.
	Reconsider para 15.2 as to which areas can and can't be addressed through condition rather than S106 as many of the requirements identified in the paragraph are easily implemented via condition.	The Planning Bureau	
	The Trust welcomes the overall principle of adopting an updated SPD on Developer Contributions. We would seek to highlight the diverse roles our waterways can play and ensure that appropriate contributions can besought to mitigate the direct impact of development on our waterways and maximise the opportunities theypresent to delivering the Council's objectives and benefits to the wider community.	Canal and Rivers Trust	The Local Plan and SADPD include a variety of policies relevant to canals and waterways. The request is outside the scope of the SPD
	In line with PPG (ID: 23b-034-20190901), greater clarity and transparency is required, for both developers and communities, on future spending priorities and, to ensure that there is no over provision, the extent to which the Council intends to fund the infrastructure type or projects by planning obligations, CIL and/or other funding streams. In respect of the latter, the draft SPD should also set out that the Council will seek to identify all other sources of funding available to deliver infrastructure required as part of its overall approach, for example, Government funding streams.	Barton Willmore LLP	The local Plan does not establish a hierarchy of spending priorities and therefore an SPD cannot elaborate further on such priorities. Other spending priorities related to infrastructure are established through the Council's Medium Term Financial Strategy.
	There needs to be a clear if brief description of the pre-application process including ,of course, the position of Local councils in that process and the expectation for them to be consulted.	multiple	Pre-application discussions are not the focus of this SPD. Pre-application is undertaken between the Local Planning Authority and developer, third parties are only consulted if requested by the developer (who pays for the pre-application advice).

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Appendix 3

Developer Contributions Supplementary Planning Document: Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report

1. Cheshire East Council has produced a Developer Contributions Supplementary Planning Document ("SPD"). The purpose of the SPD is to provide guidance on the application of planning obligations that form the basis of developer contributions across a range of matters including highways, education and affordable housing.

2. The Development Plan for Cheshire East consists of:

    a. The Cheshire East Local Plan Strategy (LPS) adopted July 2017.

    b. The Site Allocations and Development Policies Document (SADPD) adopted December 2022.

    c. Saved policies from the Cheshire Replacement Minerals Local Plan 1999 and Cheshire Replacement Waste Local Plan 2007; and

    d. Completed neighbourhood plans.

3. The policy framework for the SPD is contained mostly in the LPS, with a particular focus on Policy IN1 ("Infrastructure"), and IN2 ("Developer Contributions"). However, the SADPD also includes multiple policies relevant to this SPD.

4. This screening report is designed to determine whether or not the contents of the Developer Contributions SPD require a Strategic Environmental Assessment ("SEA") in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004. The report also addresses whether the Developer

Contributions SPD has a significant adverse effect upon any internationally designated site(s) of nature conservation importance and thereby subject to the requirements of the Habitats Regulations. The report contains separate sections that set out the findings of the screening assessment for these two issues.

5. The SEA / HRA statement, alongside the Developer Contributions SPD, has been the subject of consultation in accordance with the relevant regulations and the Council's Statement of Community Involvement. This consultation will include consultation with the relevant statutory bodies (Natural England, Highways England, Environment Agency and Historic England). No formal comments on the SEA / HRA screening report were received from the statutory bodies on the Developer Contributions SPD.

Strategic Environmental Assessment Screening

6. The objective of SEA is to provide for a high level of protection of the environment with a view to promoting the achievement of sustainable development. It is a requirement of European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (also known as the SEA Directive). The Directive was transposed in UK law by the Environmental Assessment of Plans and Programmes Regulations 2004, often known as the SEA Regulations.

7. Article 3(3) and 3(4) of the regulations make clear that SEA is only required for plans and programmes when they have significant environmental effects. The 2008 Planning Act removed the requirement to undertake a full Sustainability Appraisal for a SPD although consideration remains as to whether the SPD requires SEA, in exceptional circumstances, when likely to have a significant environmental effect(s) that has not already been assessed during the preparation of a Local Plan. In addition, planning practice guidance (PPG – ref Paragraph: 008 Reference ID: 11-008-20140306) states that a SEA is unlikely to be required where an SPD deals only with a small area at local level, unless it is considered that there are likely to be significant environmental effects.

Overview of Developer Contributions SPD

8. The purpose of the Developer Contributions SPD is to provide further guidance on the implementation of the Infrastructure (IN1) Developer Contributions (IN2) LPS policies, and other policies contained in the SADPD.

9. It is important to note that policies in the LPS and SADPD were the subject of Sustainability Appraisal, which incorporated the requirements of the SEA regulations (as part of an Integrated Sustainability Appraisal). The likely significant environmental effects have already been identified and addressed – the SPD merely provides guidance on existing policies. The LPS Integrated Sustainability Appraisal has informed this SPD screening assessment.

10. SEA has been undertaken for policies IN1 and IN2 as part of the Integrated Sustainability Appraisal that supported the LPS. For the purposes of compliance with the UK SEA Regulations and the EU SEA directive, the following reports comprised the SA "Environmental Report":

    - SD 003 – LPS Submission Sustainability (Integrated) Appraisal (May 2014);
    - PS E042 – LPS Sustainability (Integrated) Appraisal of Planning for Growth Suggested Revisions (August 2015);
    - RE B006 – LPS Sustainability (Integrated) Appraisal Suggested Revisions to LPS Chapters 9-14 (September 2015);
    - RE F004 – Sustainability (Integrated) Appraisal – Proposed Changes (March 2016);
    - PC B029 – Sustainability (Integrated) Appraisal - Proposed Changes to Strategic and Development Management Policies (July 2016);
    - PC B030 – Sustainability (Integrated) Appraisal - Proposed Changes to Sites and Strategic Locations (July 2016);
    - MM 002 - Sustainability (Integrated) Appraisal - Main Modifications Further Addendum Report.

11. In addition, an SA adoption statement was prepared in July 2017 to support the adoption of the LPS. It should also be noted that the SADPD and the policies contained in it have also been supported by a Sustainability Appraisal (incorporating the requirements for the SEA directive).

SEA Screening Process

12. The council is required to undertake a SEA screening to assess whether the Developer Contributions SPD is likely to have significant environmental effects. If the Developer Contributions SPD is considered unlikely to have significant environmental effects through the screening process, then the conclusion will be that SEA is not necessary. This is considered in Table 1 below: -

Table 1: Establishing the need for a SEA

Stage		Decision	Rationale
1.	Is the SPD subject to preparation and/or adoption by a national, regional or local authority OR prepared through a legislative procedure by Parliament or Government? (Art. 2 (a)).	Yes	The SPD will be prepared and adopted by Cheshire East Borough Council.
2.	Is the SPD required by legislation, regulatory or administrative provisions? (Article. 2 (a)).	No	The Council's Local Development Scheme (2020 – 2022) does not specifically identify the need to produce a Developer Contributions SPD.
3.	Is the SPD prepared for agricultural, forestry, fisheries, energy, industry, transport, waste management,	No	The SPD is being prepared for town and country planning use. It does not set a framework for future development consent of projects in Annexes I and II to the EIA Directive

	telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Article 3.2 (a)).		(Article 3.2 (a)). Whilst some developments to which the guidance in the SPD applies would fall within Annex II of the EIA Directive at a local level, the SPD does not specifically plan for or allow it.
4.	Will the SPD, in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive? Art 3.2 (b)).	No	A Habitats Regulations Assessment has been undertaken for the LPS and emerging SADPD. The SPD does not introduce new policy or allocate sites for development. Therefore, it is not considered necessary to undertake a HRA assessment for the SPD. This conclusion has been supported by an HRA screening assessment as documented through this report.
5	Does the SPD determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art 3.3)	No	The SPD will not determine the use of small areas at a local level. The SPD provides guidance on the provision of rural exception sites for local needs, but it does not specifically determine the use of small areas at a local level. The SPD will be a material consideration in decision taking.
6.	Does the SPD set the framework for future development consent of projects (not just projects in	No	The LPS and SADPD provide the framework for the future consent of projects. The SPD elaborates upon approved policies and does not

	Annexes to the EIA Directive)? (Art. 3.4)		introduce new policy or allocate sites for development.

13. The SPD is considered to not have a significant effect on the environment and therefore SEA is not required. However, for completeness, Table 2 assesses whether the SPD will have any significant environmental effects using the criteria set out in Annex II of SEA Directive 2001/42/EC[1] and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004[2].

Table 2: assessment of likely significance of effects on the environment

SEA Directive Criteria Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	**Summary of significant effects, scope and influence of the document**	**Is the Plan likely to have a significant environmental effect (Yes / No)**
1.Characteristics of the SPD having particular regard to:		
(a) The degree to which the SPD sets out a framework for projects and other activities, either with regard to the location, nature, size or operating conditions or by allocating resources.	Guidance is supplementary to polices contained in the LPS and SADPD and has been the subject of SA / SEA. The policies provide an overarching framework for development in Cheshire East. The Developer Contributions SPD provides further clarity and certainty to form the basis for the submission and determination of planning	No

[1] https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042&from=EN

[2] http://www.legislation.gov.uk/uksi/2004/1633/pdfs/uksi_20041633_en.pdf

SEA Directive Criteria Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	Summary of significant effects, scope and influence of the document	Is the Plan likely to have a significant environmental effect (Yes / No)
	applications, consistent with policies in the LPS and SADPD. Final decisions will be determined through the development management process. No resources are allocated.	
(b)The degree to which the SPD influences other plans and programmes including those in a hierarchy.	The SPD is in general conformity with the LPS and SADPD, which has been subject to a full Sustainability Appraisal (incorporating SEA). It is adding more detail to the adopted LPS and SADPD, which has itself been the subject of Sustainability Appraisal. Therefore, it is not considered to have an influence on any other plans and programmes.	No
(c)The relevance of the SPD for the integration of environmental considerations in particular with a view to promoting sustainable development.	The SPD promotes sustainable development, in accordance with the NPPF (2022) and LPS policies. The LPS has been the subject of a full Sustainability Appraisal (incorporating SEA). The SPD has limited relevance for the integration	No

SEA Directive Criteria Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	Summary of significant effects, scope and influence of the document	Is the Plan likely to have a significant environmental effect (Yes / No)
	of environmental considerations but promotes the 'social' objective of sustainable development by providing guidance on the delivery of affordable Developer Contributions in the borough.	
(d) Environmental problems relevant to the SPD.	There are no significant environmental problems relevant to the SPD.	No
(e) The relevance of the SPD for the implementation of Community legislation on the environment (for example plans and programmes related to waste management or water protection).	The SPD will not impact on the implementation of community legislation on the environment.	No
2.Characteristics of the effects and area likely to be affected having particular regard to:		
(a)The probability, duration, frequency and reversibility of the effects.	The SPD adds detail to adopted LPS policy; itself the subject of SA.	No

SEA Directive Criteria Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	Summary of significant effects, scope and influence of the document	Is the Plan likely to have a significant environmental effect (Yes / No)
(b) The cumulative nature of the effects of the SPD.	The SPD adds detail to adopted LPS policy, itself the subject of SA. The SA associated with the LPS and emerging SADPD have considered relevant plans and programmes. No other plans or programmes have emerged that alter this position.	No
(c) The trans-boundary nature of the effects of the SPD.	Trans-boundary effects will not be significant. The SPD will not lead to any transboundary effects as it just providing additional detail regarding the implementation of Developer Contributions policies IN1, and IN2 in the LPS and does not, in itself, influence the location of development.	No
(d)The risks to human health or the environment (e.g. due to accident).	The SPD will not cause risks to human health or the environment as it is adding detail to affordable Developer Contributions policies in the Local Plan.	No
(e)The magnitude and spatial extent of the effects (geographic area and size	The SPD covers the Cheshire East administrative area. The SPD will	No

SEA Directive Criteria Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	Summary of significant effects, scope and influence of the document	Is the Plan likely to have a significant environmental effect (Yes / No)
of the population likely to be affected) by the SPD.	assist those making planning applications in the borough.	
(f)The value and vulnerability of the area likely to be affected by the SPD due to: • Special natural characteristics of cultural heritage • Exceeded environmental quality standards or limit values • Intensive land use.	The SPD will not lead to significant effects on the value or vulnerability of the area. It is adding detail regarding the implementation of Developer Contributions policies N1 and IN2 in the LPS, and does not, in itself, influence the location of development.	No
(g)The effects of the SPD on areas or landscapes which have recognised national Community or international protected status.	The SPD does not influence the location of development, so will not cause effects on protected landscape sites.	No

Conclusion and SEA screening outcome

14. The SPD does not set new policy, but supplements and provides further guidance on existing LPS and SADPD policy. it is not considered to have a

significant effect on the environment and therefore SEA is not required on the draft Environmental Protection SPD. This conclusion will be revisited following consideration of the views of the three statutory consultees (the Environment Agency, Historic England and Natural England) and if there are significant changes to the SPD following public consultation.

15. Habitats Regulations Assessment statement

16. The council has considered whether its planning documents would have a significant adverse effect upon the integrity of internationally designated sites of nature conservation importance. European Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna (Habitats Directive) provides legal protection to habitats and species of European importance. The principal aim of this directive is to maintain at, and where necessary restore to, favourable conservation status of flora, fauna and habitats found at these designated sites.

17. The Directive is transposed into English legislation through the Conservation of Habitats and Species Regulations 2017 (a consolidation of the amended Conservation of Habitats and Species Regulations, 2010) published in November 2017.

18. European sites provide important habitats for rare, endangered or vulnerable natural habitats and species of exceptional importance in the European Union. These sites consist of Special Areas of Conservation (SACs, designated under the EU Directive 92/43/EEC on the conservation of natural habitats and of fauna and flora (Habitats Directive)), and Special Protection Areas (SPAs, designated under EU Directive 2009/147/EC on the conservation of wild birds (the Birds Directive)). Government policy requires that Ramsar sites (designated under the International Wetlands Convention, UNESCO, 1971) are treated as if they are fully designated European sites for the purposes of considering development proposals that may affect them.

19. Spatial planning documents may be required to undergo Habitats Regulations Screening if they are not directly connected with or necessary to the management of a European site. As the draft Environmental Protection SPD is not connected with, or necessary to, the management of European sites, the HRA implications of the SPD have been considered.

20. A judgment, published on 13 April 2018 (People Over Wind and Sweetman v Coillte Teoranta (C-323/17)) clarified that measures intended to avoid or reduce the harmful

effects of a proposed project on a European site may no longer be taken into account by competent authorities at the Habitat Regulations Assessment “screening stage” when judging whether a proposed plan or project is likely to have a significant effect on the integrity of a European designated site.

21. The LPS has been subject to HRA.

22. The Developer Contributions SPD does not introduce new policy; it provides further detail to those policies contained within the LPS. The HRA concluded that policies IN1 Infrastructure and IN2 Developer Contributions could not have a likely significant effect on a European Site. The same applies to the Developer Contributions SPD. The Developer Contributions SPD in itself, does not allocate sites and is a material consideration in decision taking, once adopted.

23. The Developer Contributions SPD either alone or in combination with other plans and programmes, is not likely to have a significant effect on any European site. Therefore, a full Appropriate Assessment under the requirements of the Habitats Regulations is not required.

Conclusion and HRA screening outcome

24. Consultation on the initial of the Developer Contributions SPD will take place between during August and September 2022. Subject to views of the three statutory consultees (the Environment Agency, Historic England and Natural England) during this consultation, this screening report indicates that an Appropriate Assessment under the Habitats Regulations is not required. This conclusion will be reviewed post-consultation and updated accordingly.

Appendix 4: EQUALITY IMPACT ASSESSMENT

TITLE: Developer Contributions Supplementary Planning Document ("SPD")

VERSION CONTROL

Date	Version	Author	Description of Changes
19 / 07 / 2022	**1**	Tom Evans	**Initial Draft**
10 / 10 / 2023	**2**	Tom Evans	**Final Draft**
18 / 01 / 2024	**3**	Tom Evans	**Adoption Doc**
31 / 01 / 2024	**4**	P. Christian	**Adoption Doc**

CHESHIRE EAST COUNCIL - EQUALITY IMPACT ASSESSMENT

Stage 1 Description: Fact finding (about your policy / service / service users)

Department	Strategic Planning
Service	Environmental and Neighbourhood Services
Lead officer responsible for assessment	Tom Evans, Neighbourhood Plan Manager
Other members of team undertaking assessment	n/a
Date	18/01/2024
Version	3
Type of document	Strategy
Is this a new/ existing/ revision of an existing document	Revision of existing document

Title and subject of the impact assessment (include a brief description of the aims, outcomes , operational issues as appropriate and how it fits in with the wider aims of the organisation) **Please attach a copy of the strategy/ plan/ function/ policy/ procedure/ service**	**Developer Contributions Supplementary Planning Document ("SPD")** Background Supplementary Planning Documents ("SPDs") provide further detail to the policies contained in the development plan. They can be used to provide guidance for development on specific sites, or on particular issues, such as design. SPDs are capable of being a material consideration in planning decisions but are not part of the development plan and are not policy in and of themselves, rather, they provide guidance on how existing policy should be applied. They must be consistent with national planning policy, must undergo consultation and must be in conformity with policies contained within the Local Plan. In August 2022, the Council consulted on a first draft Developer Contributions SPD. The draft SPD provided additional guidance on the implementation of polices IN1 ("Infrastructure"), IN2 ("Developer Contributions") and multiple polices related to highways, education, affordable housing, green spaces,

	blue light services and a series of other matters including heritage, design, public rights of way, public health and flooding. In November 2023, the Council consulted on a final draft Developer Contributions SPD which incorporated amendments base on feedback received from the first stage of consultation. The SPD, once adopted, should assist applicants when making planning applications, and the Council in determining them. The SPD provides further guidance on existing policies, rather than setting a new policy approach in relation to developer contributions and includes guidance on the processes, financial calculations and the legal agreements that CEC use when securing contributions from development. The SPD has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, the National Planning Policy Framework and National Planning Practice Guidance. The SPD provides further guidance and advice on policies held in the Local Plan Strategy (LPS) and Site Allocations and Development Policies Document (SADPD). An Equalities Impact Assessment was prepared alongside the integrated Sustainability Appraisal work, for both these adopted documents. Therefore, the policies to which this document provides guidance have already been subject to EqIA. The assessment found that the LPS and SADPD policies are unlikely to have negative effects on protected characteristics or persons identified under the Equality Act 2010. An Adoption Document Developer Contributions SPD has now been prepared and is the subject of this assessment.
Who are the main stakeholders and have they been engaged with? **(e.g. general public, employees, Councillors, partners, specific audiences, residents)**	Public consultation will took place on the final draft SPD for four weeks in accordance with the Town and Country Planning ((Local Planning) (England) Regulations 2012) and the Council's adopted Statement of Community Involvement, which require at least 4 weeks public consultation. Consultation on this SPD took place over November and December 2023. Consultation included focused communication to the general public, town and parish councils, statutory consultees, elected members and consultees who

	have registered on the strategic planning database, plus general promotion to the wider public through press releases and social media. Consultation is mainly undertaken digitally through an online system that allows interested parties to comment on specific sections of the document most relevant to their interests, or to provide general comments on the entire document. Feedback was also received via email to the Strategic Planning inbox.
What consultation method(s) did you use?	The Council prepares a Statement of Community Involvement which provides detail on how it will consult on Local Plan documents and SPDs. This includes the availability of documents, how residents and stakeholders will be notified etc. The Council's Local Plan consultation database, which will be notified of the consultation, also includes a number of organisations who work alongside groups with protected characteristics in the borough. Two stages of consultation have taken place on the SPD, with all comments reviewed and a variety of amendments made in response to the feedback. A report of consultation summarising the key feedback and amendments has been prepared and is published alongside the adoption document.

Stage 2 Initial Screening

Who is affected and what evidence have you considered to arrive at this analysis? (This may or may not include the stakeholders listed above)	Those living and working in the borough, property owners, landowners and developers, clinical commissioning groups, special interest groups. Ward Councillors.
Who is intended to benefit and how?	Local communities including landowners and developers. The SPD will provide additional guidance on the implementation of existing planning policies related to securing investment contributions toward a range of public infrastructure, including public services infrastructure. Developers will benefit from additional clarity on how to successfully meet policy obligations, the Council will benefit from establishing consistent

	methods, in a single document that all officers can use and ensure business continuity through staff changes. Individuals within local communities will benefit from the various contributions secured, and less visibly, the Council will benefit from guidance that helps make CEC processes more efficient.
Could there be a different impact or outcome for some groups?	No, the SPD builds upon existing planning policy guidance and provides further information about how the Council will consider planning applications. Securing developer contributions will assist in supporting balanced communities with the right range of social, transport and green infrastructure that underpins successful places. The SPD, in applying additional guidance to assist in the interpretation of planning policies should be beneficial to multiple groups and whilst there may be different impacts or outcomes for some groups, this will be very much dependent on the specific mitigation measures required in the development process.
Does it include making decisions based on individual characteristics, needs or circumstances?	No, the introduction of the SPD is not based on individual characteristics, needs or circumstances. The SPD includes information on the approach to assessing the impact of development, and the means that may be necessary to mitigate for any harmful impacts (for example providing improved habitats off site, where a development site cannot avoid destruction of an existing habitat).
Are relations between different groups or communities likely to be affected? **(eg will it favour one particular group or deny opportunities for others?)**	No, the SPD is not intended to affect different groups or communities in this way. Whilst development will take place in various different communities, the SPD is designed to apply to all development ensuring consistency of approach regardless of where the development takes place.
Is there any specific targeted action to promote equality? Is there a history of unequal outcomes (do you have enough evidence to prove otherwise)?	No, the SPD is not intended to target any group and has been consulted upon in line with the Council's Statement of Community Involvement.

Is there an actual or potential negative impact on these specific characteristics?	**Yes/ No**
Age	**No**
Disability	**No**

Gender reassignment	**No**
Marriage & civil partnership	**No**
Pregnancy & maternity	**No**
Race	**No**
Religion & belief	**No**
Sex	**No**
Sexual orientation	**No**

What evidence do you have to support your findings? (quantitative and qualitative) Please provide additional information that you wish to include as appendices to this document, i.e., graphs, tables, charts

Age	No negative impacts are identified in relation to any of the specific characteristics. No feedback was received from the either stage of consultation which indicates groups with protected characteristics would be negatively affected by this document. The adopted policies to which this guidance relates, have previously been subject to EqIA and found that no significant impact on protected characteristics was likely to arise from their implementation.
Disability	No negative impacts are identified in relation to any of the specific characteristics. No feedback was received from the either stage of consultation which indicates groups with protected characteristics would be negatively affected by this document. The adopted policies to which this guidance relates, have previously been subject to EqIA and found that no significant impact on protected characteristics was likely to arise from their implementation.
Gender reassignment	No negative impacts are identified in relation to any of the specific characteristics. No feedback was received from the either stage of consultation which indicates groups with protected characteristics would be negatively affected by this document. The adopted policies to which this guidance relates, have previously been subject to EqIA

	and found that no significant impact on protected characteristics was likely to arise from their implementation.
Marriage & civil partnership	No negative impacts are identified in relation to any of the specific characteristics. No feedback was received from the either stage of consultation which indicates groups with protected characteristics would be negatively affected by this document. The adopted policies to which this guidance relates, have previously been subject to EqIA and found that no significant impact on protected characteristics was likely to arise from their implementation.
Pregnancy & maternity	No negative impacts are identified in relation to any of the specific characteristics. No feedback was received from the either stage of consultation which indicates groups with protected characteristics would be negatively affected by this document. The adopted policies to which this guidance relates, have previously been subject to EqIA and found that no significant impact on protected characteristics was likely to arise from their implementation.
Race	No negative impacts are identified in relation to any of the specific characteristics. No feedback was received from the either stage of consultation which indicates groups with protected characteristics would be negatively affected by this document. The adopted policies to which this guidance relates, have previously been subject to EqIA and found that no significant impact on protected characteristics was likely to arise from their implementation.
Religion & belief	No negative impacts are identified in relation to any of the specific characteristics. No feedback was received from the either stage of consultation which indicates groups with protected characteristics would be negatively affected by this document. The adopted policies to which this guidance relates, have previously been subject to EqIA and found that no significant impact on protected characteristics was likely to arise from their implementation.

Sex	No negative impacts are identified in relation to any of the specific characteristics. No feedback was received from the either stage of consultation which indicates groups with protected characteristics would be negatively affected by this document. The adopted policies to which this guidance relates, have previously been subject to EqIA and found that no significant impact on protected characteristics was likely to arise from their implementation.
Sexual orientation	No negative impacts are identified in relation to any of the specific characteristics. No feedback was received from the either stage of consultation which indicates groups with protected characteristics would be negatively affected by this document. The adopted policies to which this guidance relates, have previously been subject to EqIA and found that no significant impact on protected characteristics was likely to arise from their implementation.

Lead officer sign off	
Date:	**18/01/2024**
Head of service sign off	
Date:	**18/01/2024**

Cheshire East Council

OPEN

Environment and Communities Committee

11 March 2024

Revised Draft Local Validation Checklists for Planning Applications

Report of: Peter Skates, Acting Executive Director - Place

Report Reference No: EC/37/23-24

Ward(s) Affected: All Wards

Purpose of Report

1 This report seeks approval to adopt the Council's updated Local Validation Checklists for planning applications. The Local Validation Checklists set out the information that will usually be required to be submitted with a planning application.

Executive Summary

2 The national information requirements for a planning application are set out by the Planning Practice Guidance (PPG). The national information requirements set out the minimum information needed for a planning application to be registered as valid and for the Local Planning Authority (LPA) to begin processing the planning application.

3 In addition to the national information requirements, the National Planning Policy Framework (NPPF) advises that LPAs should publish a local list of their information requirements for planning applications. Local lists should clarify what information is usually required for applications of a particular type, scale or location. Information required by local lists should be relevant, necessary and material to the application in question and kept to the minimum needed to decide a planning application. These statutory tests are set out in section 62 (4A) of the Town and Country Planning Act 1990 (inserted by the Growth and Infrastructure Act) and article 11(3)(c) of the Town and Country Planning (Development Management Procedure) (England) (Order) 2015.

4 If a planning application is not supported by the information required by the national information requirements and an adopted local list, then the application will not be registered as valid and the formal process of considering and determining the planning application will not begin.

5 Ensuring that planning applications are supported by enough information is crucial to good decision making, provides certainty for applicants, the LPA, consultees and other interested parties and speeds up the decision-making process.

6 Local lists should be reviewed at least every 2 years.

RECOMMENDATIONS

The Environment and Communities Committee is recommended to:

1. Approve the adoption of the updated set of Local Validation Checklists.
2. Permit officers to make any minor revisions / changes to the Local Validation Checklists in response to the public consultation so long as such changes are not substantive in nature.
3. Publish the associated Equalities Impact Assessment Screening Report ("EQIA") (Appendix 1)

Background

7 In addition to the National Validation Requirements laid down by the Government, paragraph 44 of the National Planning Policy Framework (NPPF) states that "*Local planning authorities should publish a list of their information requirements for applications for planning permission. These requirements should be kept to the minimum needed to make decisions, and should be reviewed at least every two years. Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question*". The combined use of the National and Local Information Requirements provides both the authority and applicant with more certainty over the type of information required from the start of the process and helps to make sure that the information requested is proportionate to the type and scale of application being made.

8 The current local validation checklists which outline those requirements were prepared on the inception of Cheshire East in 2009 and were subsequently updated and consulted on in 2019. Whilst the updated lists

were the subject of consultation, they were not formally adopted by the Council and cannot be used in the registration of planning applications although they still provide guidance for applicants and agents. Consequently, the lists are out of date and need to be updated to comply with the relevant legislation which requires their review every two years and to reflect changes in local and national planning policy. Accordingly, the lists have been further reviewed to bring them up to date.

9 Since the most recent draft lists were compiled in 2019, there have been a number of changes to both national and local planning policies, alongside a host of updated guidance. This includes updates to the National Planning Policy Framework (NPPF), National Planning Policy Guidance (NPPG), the Cheshire East Local Plan Strategy and the Site Allocations and Development Policies Document. The validation lists have therefore been updated to reflect the advice and requirements of these latest policies and guidance.

10 More specific requirements have been incorporated to reflect priorities of the Council following adoption of the Site Allocations and Development Policies Document and more targeted supplementary planning documents such as the Cheshire East Design Guide. This will ensure that specific policy requirements such as affordable housing details and design quality is properly considered at an early stage in the application process and not after registration during the life of a planning application.

11 Viability assessments have also been included within the requirements to reflect the need for these to be made more transparent and open to public scrutiny. This reflects previous concerns from Cheshire East Members but also advice within the Planning Practice Guidance and local policy.

12 The approach to the Draft Validation Checklists is to reduce the number of forms, simplify the content and make them easier to use by making use of web links to more detailed information should this be needed. It is proposed to have one general validation checklist which lists all the requirements which may need to be considered on an application and a householder checklist with only a very limited number of requirements proportionate in scale to householder development. There will also be two more specialist checklists for minerals and waste applications. A checklist matrix has been produced to show quickly what is required (as appropriate) on the different types of applications. These draft lists are attached as appendices.

13 To provide the necessary justification for the requirements, a further document details the appropriate policy background (‘policy drivers’).

14 An additional guidance document has been prepared to provide applicants and agents with greater certainty and explanation of the Council's local requirements and what the Council expects from planning submissions

15 The revised Draft Local Validation Checklists have been the subject of a 4 week public consultation exercise during January and February 2024 in accordance with the Council's Statement of Community Involvement. A copy of the Draft Local Validation Checklists and associated documentation has been made available to view online and key stakeholders have been notified of the consultation by email.

16 Following the 4-week consultation exercise, and subject to Members agreement to the recommendations of this report, a summary report of consultation responses will be produced, and any responses will be taken into account when preparing the final revised checklists and guidance documents for adoption.

17 Once adopted, the effectiveness of the Local Validation Checklists will be monitored as part of the Authority Monitoring Report, using information from planning applications and decisions. The outcome of this ongoing monitoring work will help inform future decisions about the Local Validation Checklists and further revisions to it on a biennial basis, or sooner if required.

Consultation and Engagement

18 During February, March and April 2019, the draft Local Validation Checklists were consulted on. Although the consultation exercise was completed, the checklists were not formally adopted.

19 Owing to the passage of time and changes in policy and legislation, the Local Validation Checklists have been reviewed, updated and consulted on.

20 Some of the key changes that have been made to the draft Local Validation Checklists are as follows:

(a) Refreshed format with tick boxes and in table form

(b) Simplified by reducing unnecessary text and duplication

(c) Update to requirements in response to revisions to both national and local policy and legislation

(d) Additional explanatory document to provide applicants with greater certainty and explanation of the Council's local requirements and what they expect from planning submissions

21 The updated draft Local Validation Checklists have been subject to a four week consultation exercise in accordance with the Council's Statement of Community Involvement. Subject to Members agreement, all comments will be considered, and revisions made as appropriate before a final version of them is prepared and adopted.

Reasons for Recommendations

22 The Council is obliged to review and update the Local Validation Checklist under section 62 (4A) of the Town & Country Planning Act 1990 (inserted by the Growth and Infrastructure Act 2013) and article 11 of Development Management Procedure Order 2015.

23 Providing clear, detailed guidance on policy expectations should enable applicants and agents to better understand the local information requirements for planning applications. The local validation checklists should assist applicants when making relevant planning applications, and the Council in determining them.

24 The review and adoption of the local validation checklists will ensure that the Council continues to prioritise its aim of making the borough a thriving and sustainable place by improving the quality of planning application submissions.

Other Options Considered

25 An alternative option for the Council would be to not update and adopt the local validation lists. Any relevant planning application would continue to be registered using the national validation requirements set by National Planning Practice Guidance. This would impact on the quality of planning application submissions and may prejudice the Council's ability to ensure that planning applications include the necessary particulars and evidence to support proposals for sustainable development. If an application is not supported by the necessary particulars or evidence, the Council may not be able to determine a planning application positively as it would not have the appropriate information to do so. This would delay the delivery of development that may otherwise be found to be in accordance with national and local planning policies with the receipt of the required information.

Option	Impact	Risk
Do nothing	The Council would not have adopted local validation checklists in accordance with government advice	The improved outcomes, clarity on process and expectation that could be achieved through clear information requirements would not be achieved. The quality of planning submissions would be reduced and this would likely reduce the speed of decision making and / or increase refusals of planning permission / appeals on grounds of insufficient information.

Implications and Comments

Monitoring Officer/Legal

26 Section 62 (4A) of the Town and Country Planning Act 1990 (inserted by the Growth and Infrastructure Act) and article 11(3)(c) of the Town and County Planning (Development Management Procedure) (England) Order 2015 as well as the National Planning Policy Framework (NPPF) states that local planning authorities should publish a list of their information requirements for planning applications. Local validation checklists should be reviewed every two years.

27 The National Planning Policy Framework and the associated Planning Practice Guidance also set out national policy about the circumstances in which local validation checklists should be prepared.

28 The local validation checklist provides information relating to the range of documents applicants are required to submit to ensure a planning application is valid upon receipt by Cheshire East Council. An up-to-date list ensures that all necessary information is submitted before an application is formally registered.

Section 151 Officer/Finance

29 There are no significant direct financial costs arising from the review, consultation, and adoption of the Local Validation Checklists. The costs of printing and the staff time in developing the Local Validation Checklists are covered from the existing budgets of the planning service.

30 The Local Validation Checklists will help to improve the quality of planning submissions and the planning application process through improved outcomes, clarity on process and expectation achieved through clear information requirements. Applicants, agents and developers will know what is expected of them in terms of preparing and subsequently submitting their planning applications. The quality of planning submissions would be improved and this would likely reduce delays in the speed of decision making and / or reduce refusals of planning permission on grounds of insufficient information and subsequent appeals.

Policy

31 The Validation Checklist does not have a direct implication on policy, but the information required is backed by existing national and local planning policy.

An open and enabling organisation **(Include which aim and priority)**	**A council which empowers and cares about people** **(Include which aim and priority)**	**A thriving and sustainable place** **(Include which aim and priority)**

Equality, Diversity and Inclusion

32 The Council has a duty under Section 149 of the Equalities Act to have due regard to the need to: eliminate discrimination; advance equality of opportunity between persons who share a “relevant protected characteristic” and persons who do not share it; foster good relations between persons who share a “relevant protected characteristic” and persons who do not share it.

33 The Local Validation Checklists do not have a direct implication on policy, but the information required is backed by existing planning policy.

34 An Equality Impact Assessment has been undertaken and appears at Appendix 1

Human Resources

35 There are no direct implications for human resources because of this report or its recommendations/decisions.

Risk Management

36 There are no direct implications for risk management because of this report or its recommendations/decisions.

Rural Communities

37 There are no direct implications for rural communities because of this report or its recommendations/decisions.

Children and Young People including Cared for Children, care leavers and Children with special educational needs and disabilities (SEND)

38 There are no direct implications for children and young people, and cared for children because of this report or its recommendations/decsions.

Public Health

39 Through clarifying the requirement for assessments to be undertaken in the development process in respect of matters relating to air quality, contaminated land, energy / sustainability, flood risk, health impact, noise, odour, and leisure / recreation / sports facilities direct measures would be secured to safeguard and improve public health where appropriate and proportionate to the scheme to be considered.

Climate Change

40 Through clarifying the requirement for assessments to be undertaken in the development process, in respect of matters relating to air quality, contaminated land, energy / sustainability, flood risk, health impact, transport and travel, direct measures would be secured to mitigate the effect of proposals on climate change where appropriate and proportionate to the scheme to be considered.

Access to Information	
Contact Officer:	Robert Law - Planning Team Leader Robert.law@cheshireeast.gov.uk
Appendices:	Appendix 1: Equality Impact Assessment (pre consultation) Appendix 2: VC1 Draft General Validation Checklist 2024 Appendix 3: VC2 Draft Householder Validation Checklist 2024 Appendix 4: VC3 Draft Minerals Validation Checklist 2024 Appendix 5: VC4 Draft Waste Validation Checklist 2024 Appendix 6: VC1 Draft Validation Checklist Guidance Document 2024 Appendix 7: Draft Validation Checklist Matrix 2024 Appendix 8: Draft Validation Checklist Policy Drivers 2024
Background Papers:	N/A

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Equality Impact Assessment (EIA)
Engagement and our equality duty

Whilst the Gunning Principles set out the rules for consulting 'everyone', additional requirements are in place to avoid discrimination and inequality.

Cheshire East Council is required to comply with the Equality Act 2010 and the Public Sector Equality Duty. The Equality Act 2010 simplified previous anti-discrimination laws with a single piece of legislation. Within the Act, the Public Sector Equality Duty (Section 149) has three aims. It requires public bodies to have due regard to the need to:

- eliminate unlawful discrimination, harassment, victimisation and any other conduct prohibited by the Act, by consciously thinking about equality when making decisions (such as in developing policy, delivering services and commissioning from others)
- advance equality of opportunity between people who share a protected characteristic and people who do not share it, by removing disadvantages, meeting their specific needs, and encouraging their participation in public life
- foster good relations between people who share a protected characteristic and people who do not

The Equality Duty helps public bodies to deliver their overall objectives for public services, and as such should be approached as a positive opportunity to support good decision-making.

It encourages public bodies to understand how different people will be affected by their activities so that policies and services are appropriate and accessible to all and meet different people's needs. By understanding the effect of their activities on different people, and how inclusive public services can support and open up people's opportunities, public bodies are better placed to deliver policies and services that are efficient and effective.

Complying with the Equality Duty may involve treating some people better than others, as far as this is allowed by discrimination law. For example, it may involve providing a service in a way which is appropriate for people who share a protected characteristic, such as providing computer training to all people to help them access information and services.

OFFICIAL

The Equality Act identifies nine 'protected characteristics' and makes it a legal requirement to make sure that people with these characteristics are protected from discrimination:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnerships
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

Applying the equality duty to engagement

If you are developing a new policy, strategy or programme you may need to carry out an Equality Impact Assessment. You may be able to ascertain the impact of your proposal on different characteristics through desk-based research and learning from similar programmes, but you also need to carry out some primary research and engagement. People with protected characteristics are often described as 'hard to reach' but you will find everyone can be reached – you just need to tailor your approach, so it is accessible for them.

Contacting the Equality and Diversity mailbox will help you to understand how you can gain insight as to the impacts of your proposals and will ensure that you help the Council to comply with the Equality Act 2010 and the Public Sector Equality Duty.

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Section 1 – Details of the service, service change, decommissioning of the service, strategy, function or procedure

Proposal Title	Revised Draft Local Validation Checklists for Planning Applications
Date of Assessment	23/02/2024
Assessment Lead Officer Name	Robert Law
Directorate/Service	Place - Planning
Details of the service, service change, decommissioning of the service, strategy, function or procedure.	The revised draft Local Validation Checklists set the local information requirements for the validation and registration of planning applications. These checklists ensure that the Council's Development Management section has the right level of information submitted with planning applications at the start of the process and helps to make sure that the information requested is proportionate to the type and scale of application being made. Validation checklists are primarily (although not exclusively) derived from policies established in the Council's Development Plan. The process of producing policies held in the Development Plan involves external examination of plans via the government's Planning Inspectorate and requires policies to be subject to integrated Strategic Environmental Assessment, which includes subjecting the policies to equality impact assessment (EqIA). Therefore, the policies that the Validation Checklist relates to have already been subject to EqIA previously. The National Planning Policy Framework (NPPF) advises that LPAs should publish a local list of their information requirements and keep them updated at least every 2 years. The statutory tests for local lists are set out in section 62 (4A) of the Town and Country Planning Act 1990 (inserted by the Growth and Infrastructure Act) and article 11(3)(c) of the Town and Country Planning (Development Management Procedure) (England) (Order) 2015. The Council has therefore prepared and updated its four draft validation checklists - householder, general, minerals and waste checklists alongside policy justification and a validation matrix for consultation. The checklists are also accompanied by a 'Planning Local Validation Checklists Guidance' document which

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	provides further information on what the Council expects from applicants when they prepare their planning application for submission.
Who is Affected?	The primary group that these changes affect, are those engaged in the planning system; specifically, applicants submitting proposals for development but more widely, those individuals and communities affected by development. Therefore, the extensive nature of this group inevitably includes people with protected characteristics. The validation checklist requires specific information to be submitted by applicants in order that officers may fully understand proposals and their impacts. Therefore the validation checklist itself is unlikely to have a direct impact on those with protected characteristics and is directly related to ensuring that adopted policies, already subject to EqIA, are able to be complied with successfully.
Links and impact on other services, strategies, functions or procedures.	Planning applications often require consultation with other services within the Council, for example Highways, Environmental Protection, Education, Strategic Housing etc. The local validation checklists are aimed at improving the quality of planning submissions, improving decision making and providing greater efficiency in the Development Management service to the benefit of all service users. This includes securing information that other services may require for them to provide informed comments on planning applications relevant to their service area, strategy and function. The proposal supports the following in relation to the corporate plan: An open and enabling organisation - Priority: Support a sustainable financial future for the council, through service development, improvement and transformation. A council which empowers and cares about people - Priority: Work together with our residents and our partners to support people and communities to be strong and resilient. A thriving and sustainable place - Priority: Reduce impact on the environment; A transport network that is safe and promotes active travel; Thriving urban and rural economies with opportunities for all.

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How does the service, service change, strategy, function or procedure help the Council meet the requirements of the Public Sector Equality Duty?	The local validation checklists for planning applications are aimed at improving the quality of planning submissions, the Council's ability to successfully understand the impacts of development and therefore officer's ability to determine whether proposals are acceptable or not. The provision of full information related to a range of policy matters (for example - planting schemes for landscape proposals, junction design details for highway improvements) helps the council determine whether harmful impacts could arise and whether those harmful impacts may affect individuals with protected characteristics. For example, the submission of a health impact assessment (as required by the proposed validation checklist) can help the Council understand the potential health issues in an area proposed for development, the likely impacts of the development on those in the vicinity (additional air pollution from traffic for example) and the acceptable mitigation measures an applicant will be required to implement to avoid harmful impacts on the community, including on those with protected characterises. Similarly, the submission of a design code or design statement can assist the Council to understand if and how a new space has been designed to be inclusive. If the submission has not considered how to make a space inclusive, it may be refused. On that basis, the approach helps secure better and fuller information to enable the council to avoid: • unlawful discrimination, harassment, and victimisation • undermining equality of opportunity between people who share a protected characteristic and those who do not • undermining good relations between people who share a protected characteristic and those who do not

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Section 2- Information – What do you know?

What do you know?	What information (qualitative and quantitative) and/or research have you used to commission/change/decommission the service, strategy, function, or procedure?
Information you used	The Local Validation Checklists have been drafted and informed by the National Planning Policy Framework (NPPF), the National Planning Practice Guidance (NPPG), the Town and Country Planning Act 1990, the Town and Country Planning (Development Management Procedure) (England) (Order) 2015 and policies contained within the Development Plan. The requirements of national policy and legislation exist as separate requirements to the Council's Development Plan, and are subject to EqIA themselves. The Council's Development Plan establishes local policies that eiher brings these requirements into effect, or provides a localised approach to national issues, and is the primary policy source for the information requirements set out in the Validation Checklist. The Development Plan comprises of the Cheshire East Local Plan Strategy (CELPS) and Site Allocations and Development Policies Document, which have been subject of their own equality impact assessments. Other information includes specialist supplementary planning documents, the Cheshire Minerals and Waste Local Plans and general information regarding the validation of planning applications.
Gaps in your Information	None identified

3. What did people tell you?

What did people tell you	What consultation and engagement activities have you already undertaken and what did people tell you? Is there any feedback from other local and/or external regional/national consultations that could be included in your assessment?
Details and dates of the consultation/s and/or	Public consultation on the local validation lists will take place for a period four weeks in accordance with the Council's adopted Statement of Community Involvement. Consultation is currently underway during February and March 2024. Consultation includes focused communication to the public, town and parish councils, statutory consultees, planning agents, elected members and consultees who have registered on the strategic planning database plus general promotion on the Council's website. No specific engagement with stakeholders that represent protected characteristics are planned however, the strategic planning database includes

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engagement activities	known organisations that represent specific protected characteristics across most groups identified in the legislation, that are active in the area. Consultation is mainly undertaken digitally through an online system that allows interested parties to comment on specific sections of the documents most relevant to their interests, or to provide general comments accordingly.
Gaps in consultation and engagement feedback	None.

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4. Review of information, consultation feedback and equality analysis

Protected characteristics groups from the Equality Act 2010	**What do you know?** Summary of information used to inform the proposal	**What did people tell you?** Summary of customer and/or staff feedback	**What does this mean?** Impacts identified from the information and feedback (actual and potential). These can be either positive, negative or have no impact.
Age	No anticipated negative impacts have been identified at this stage	None, consultation ongoing.	Only insofar as the use of ICT digital methods and web-based information can exclude those who are not able or cannot use ICT. However, this could be made available to view in any of the Council's offices by request. Public consultation is ongoing and may raise issues officers are not currently aware of.
Disability	No anticipated negative impacts have been identified at this stage	None, consultation ongoing.	Only insofar as the use of ICT digital methods and web-based information can exclude those who are not able or cannot use ICT. However, this could be made available to view in any of the Council's offices by request. Public consultation is ongoing and may raise issues officers are not currently aware of.

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Gender reassignment	No anticipated negative impacts have been identified at this stage	None, consultation ongoing.	No impacts are identified at this stage in relation to any of the specific characteristics. However, public consultation is ongoing and may raise issues officers are not currently aware of.
Pregnancy and maternity	No anticipated negative impacts have been identified at this stage	None, consultation ongoing.	No impacts are identified at this stage in relation to any of the specific characteristics. However, public consultation is ongoing and may raise issues officers are not currently aware of.
Race/ethnicity	No anticipated negative impacts have been identified at this stage	None, consultation ongoing.	No impacts are identified at this stage in relation to any of the specific characteristics. However, public consultation is ongoing and may raise issues officers are not currently aware of.
Religion or belief	No anticipated negative impacts have been identified at this stage	None, consultation ongoing.	No impacts are identified at this stage in relation to any of the specific characteristics. However, public consultation is ongoing and may raise issues officers are not currently aware of.
Sex	No anticipated negative impacts have been identified at this stage	None, consultation ongoing.	No impacts are identified at this stage in relation to any of the specific characteristics. However, public consultation is ongoing and may raise issues officers are not currently aware of.

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Sexual orientation	No anticipated negative impacts have been identified at this stage	None, consultation ongoing.	No impacts are identified at this stage in relation to any of the specific characteristics. However, public consultation is ongoing and may raise issues officers are not currently aware of.
Marriage and civil partnership	No anticipated negative impacts have been identified at this stage	None, consultation ongoing.	No impacts are identified at this stage in relation to any of the specific characteristics. However, public consultation is ongoing and may raise issues officers are not currently aware of.

5. Justification, Mitigation and Actions

Mitigation	**What can you do?** Actions to mitigate any negative impacts or further enhance positive impacts
Please provide justification for the proposal if negative impacts have been identified? Are there any actions that could be undertaken to mitigate, reduce or remove negative impacts? Have all available options been explored? Please include details of alternative options and why they couldn't be considered? Please include details of how positive impacts could be further enhanced, if possible?	No negative impacts have been identified at this stage.

6. Monitoring and Review -

Monitoring and review	**How will the impact of the service, service change, decommissioning of the service, strategy, function or procedure be monitored? How will actions to mitigate negative impacts be monitored? Date for review of the EIA**
Details of monitoring activities	The local validation checklists and its associated Equality Impact Assessment will be reviewed and updated on a bi-annual basis in accordance with the requirements of paragraph 44 of the National Planning Policy Framework (NPPF). This will include a review of ongoing feedback from service users and observations on the quality of planning application submissions following adoption of the local validation checklists. Improvements in service should result in improvements for all service users including groups with protected characteristics. Any negative impacts in respect of groups with protected characteristics can be reviewed and actioned on an ongoing basis.
Date and responsible officer for the review of the EIA	February 2024 – Robert Law

7. Sign Off

When you have completed your EIA, it should be sent to the Equality, Diversity and Inclusion Mailbox for review. If your EIA is approved, it must then be signed off by a senior manager within your Department (Head of Service or above).

Once the EIA has been signed off, please forward a copy to the Equality, Diversity and Inclusion Officer to be published on the website. For Transparency, we are committed to publishing all Equality Impact Assessments relating to public engagement.

Name	**David Malcolm**
Signature	
Date	29.02.2024

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8. Help and Support

For support and advice please contact EqualityandInclusion@cheshireeast.gov.uk

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Appendix 2: VC1 Draft General Validation Checklist 2024

(VC1) - GENERAL PLANNING APPLICATION VALIDATION CHECKLIST

The following details must be submitted with your application to allow it to be registered as a valid planning application. Failure to submit any of the requirements will render your application invalid and it will not be registered. Where an application is not accompanied by 'Local Checklist' requirements, a written justification must be produced by a suitably qualified person(s) giving reasons why it is not appropriate in that circumstance. In such cases the Council will consider the justification and where it is agreed, the application will be registered. However, if insufficient justification is provided, the Council will declare the application invalid and provide written reasons for the decision.

The list of local requirements is not exhaustive, and the local planning authority reserve the right to request further information post-validation. A valid planning application may still be refused on the grounds of inadequate information. SUPPLEMENTARY GUIDANCE is available on the Council's website which gives more detail of some of these requirements.

NATIONAL REQUIREMENTS

APPLICATION FORM
☐ Correct National Standard Application Form **(1 original copy unless submitted electronically)** ☐ All signed and dated ☐ All relevant questions answered correctly
CERTIFICATES
☐ **Ownership Certificate and Agricultural Land Declaration Completed**
• Correct certificate - A, B, C or D as required
PLANS
1 original copy of all plans **(unless submitted electronically)** and drawings necessary to describe the subject of the application. All detailed drawings should include a scale bar where appropriate
☐ **Location Plan at a scale of 1:1250 or 1:2500 to show:**
• The direction of North • Application site edged red/other land owned by the applicant edged blue • Wherever possible, at least 2 named roads and surrounding buildings
☐ **Site Plan at a scale of 1:500 or 1:200 to show:**
• The direction of North • The development in relation to site boundaries and existing buildings on the site with written dimensions. • All buildings, roads and footpaths on land adjoining the site, including access arrangements • All public rights of way crossing or adjoining the site • The position of all trees on the site and those on adjacent land which could be affected by the development • The extent of any hard surfacing • Boundary treatment where proposed • All public rights of way crossing or adjoining the site
☐ **Block Plan at a scale of 1:100 or 1:200 to show:**
• Any site boundaries • The position of any building or structure on the other side of such boundaries • The type and height of boundary treatment

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☐ **Existing and Proposed Elevations at a scale of 1:50 or 1:100 to show:**

- The works in relation to what is already there
- All sides of the proposal (blank elevations should also be included)
- Where possible, the proposed building materials and the style, materials and finish of the windows and doors

☐ **Existing and proposed floor plans to a scale of 1:50 or 1:100 to show:**

- Where existing walls or buildings are to be demolished these should be clearly shown
- Details of the existing building(s) as well as the proposed development
- New buildings in context with adjacent buildings

☐ **Existing and proposed site sections and finished floor and site levels to a scale of 1:50 or 1:100:**

- Where a proposal involves a change in ground levels, illustrative drawings should be submitted to show both existing and finished floor levels to include details of foundations and eaves.
- For applications involving new buildings, information to demonstrate how proposed buildings relate to existing site levels and neighbouring development
- In the case of a sloping site, show how proposals relate to existing ground levels or where ground levels outside the new development would be modified

☐ **Roof Plan:**

- Where appropriate, at a scale of 1:50 or 1:100 to show the proposed roof form and details such as the roofing material and their location

APPROPRIATE FEE

☐ For guidance refer to Planning Portal / Website (http://ecab.planningportal.co.uk/uploads/english_application_fees.pdf)

BIODIVERSITY NET GAIN COMPLETED METRIC CALCULATION & BASELINE HABITAT PLAN

☐ All developments except:

- Variations of planning permission
- A development that does not impact a priority habitat and impacts less than 25 square metres (5m by 5m) of on-site habitat and 5 metres of on-site linear habitats such as hedgerows (A development 'impacts' a habitat if it decreases the biodiversity value)
- Self-build and custom build dwellings
- Biodiversity gain sites where the purpose of fulfilling the BNG planning condition for another development are exempt
- Any development forming part of, or ancillary to, the high-speed railway transport network
- Urgent crown developments
- Developments that are granted planning permission by a development order (including permitted development rights)
  More information on the requirements are available at: Biodiversity net gain - GOV.UK (www.gov.uk)

DESIGN AND ACCESS STATEMENT

☐ For all major applications (10 or more dwellings or where the floor space to be built is 1,000 square metres or more or where the site area is 1 hectare or more) unless solely a change of use of land and buildings or engineering/mining operations

☐ Development in a Conservation Area of one or more dwelling houses or provision of a building or buildings with a floor space of 100 square metres or more

☐ Is a Listed Building

FIRE SAFETY STATEMENT

☐ For proposals containing two or more dwellings or educational accommodation and exceeding 18 metres or more in height, or 7 or more storeys

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LOCAL REQUIREMENTS

☐ **Active Travel England Planning Application Assessment Toolkit for:**

- All developments comprising of at least 150 residential units or 7,500sqm of non-commercial floor space or sites of at least 5ha in size

Full details at the following weblink: https://www.gov.uk/government/publications/active-travel-england-planning-application-assessment-toolkit

☐ **Affordable Housing Statement where:**

- The proposal is for affordable rural exceptions housing or;
- The proposal is for development of 15 or more units (or 0.4 hectares) in the Principal Towns and Key Service Centres
- The proposal is for development of 11 or more units (or has a maximum combined gross floorspace of more than 1,000 sq.m) in Local Service Centres and all other locations

☐ **Agricultural Land Quality Assessment where:**

- The proposal results in the loss of best and most versatile agricultural land

Further details at the following weblink:
Guide to assessing development proposals on agricultural land - GOV.UK (www.gov.uk)

☐ **Air Quality Assessment for:**

- any development within Air Quality Management Areas (AQMA) or within 500 metres
- food retail development >0.2HA (1000m^2 gross floor space)
- office development >0.8Ha (2500m^2 gross floor space)
- housing development >1.0 Ha or >80 units
- development likely to lead to an increase of >60 vehicle movements per hour
- development likely to result in increased traffic, congestion, or changes to vehicle speeds (new junctions, roundabouts etc)
- development likely to significantly change the traffic composition
- development significantly increasing car parking provision (>300 spaces or 25% increase)
- development in close proximity (<100m) to busy roads / junctions
- development likely to result in a significant change in air quality, or development of residential properties in an area of already poor air quality.
- poultry establishments > 400,000 birds (mechanical ventilation) or 200,000 (natural ventilation) or > 100,00 (Turkeys) and with relevant exposure within 100m of the unit.
- biomass / CHP / Industrial Installation (see guidance under the biomass and clean air act pages)

Full details at the following weblink: Air Quality and Planning (cheshireeast.gov.uk)

☐ **Archaeological Assessment when:**

- Any proposed development includes new building or ground disturbance on or adjoining a heritage asset of archaeological interest, a scheduled monument, archaeological site of national importance, or area of archaeological interest.

☐ **Biodiversity Net Gain Statement of Intent when:**

- For those applications subject to mandatory BNG when offsite habitat creation will be required in order to achieve BNG

** 'will be a Statement outlining how the proposed development will achieve Biodiversity Net Gain including an indication of whether BNG will be delivered on or offsite or through the purchase of statutory credits. If offsite provision is proposed an indication of where and how it*

is intended that these will be secured should be provided. A commentary of how the proposals comply with the Biodiversity Net Gain Hierarchy should also be included'.

Full details at the following weblink: Biodiversity net gain - GOV.UK (www.gov.uk)

☐ **Contaminated Land Assessment for:**

- All major residential, commercial, industrial or leisure applications
- Minor applications for change of use to residential or development of brownfield / greenfield sites
- Developments on a former landfill site or within 50 metres of a current landfill site

Full details at the following weblink including Developers Guide and Change of Use Questionnaire:
https://www.cheshireeast.gov.uk/business/environmental_health/contaminated_land/development_and_contamination.aspx

☐ **Community Infrastructure Levy (CIL)**

- Submission of appropriate CIL 'Planning Application Additional Information Requirement Form' (Form "zero")
https://www.cheshireeast.gov.uk/planning/view_a_planning_application/making_a_planning_application/community-infrastructure-levy.aspx

☐ **Construction Management Plan for:**

- All major development

☐ **Design Quality Assessment:**

- Completion of Cheshire East Design Guide checklist/BfL12 assessment for all major development - 10 houses or more
- Design codes for developments over 150 dwellings or that form part of a phase of a larger development of over 150 dwellings (spatial for outline applications; detailed character area codes for reserved matters; comprehensive, full code for full applications)

Full details at the following weblink: https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/supplementary_plan_documents/design-guide-supplementary-planning-document.aspx

☐ **Ecological and Geodiversity Assessments when:**

- Proposal is for major development and / or developments affecting semi-natural habitats
- The development affects any of the designated sites (SSSI's, Local Wildlife sites etc)
- The application involves any of the types of development identified in Table PART I of the '*Guidance on Local Requirements: Biodiversity and Geodiversity Conservation Statement'*

Full details at the following weblink:
https://www.cheshireeast.gov.uk/planning/view_a_planning_application/making_a_planning_application/planning_constraints/planning_constraints.aspx

☐ **Ecological Enhancement Strategy for:**

- All new residential development (1 dwelling or more including conversion of rural buildings outside of settlement boundaries)
- All new employment / commercial / industrial development exceeding 100 square metres floorspace
- All new buildings for agricultural / equestrian use

☐ **Energy / Sustainability Statement for:**

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- All major residential development
- All non-residential development comprising over 1,000 square metres

☐ **Flood Risk Assessment when development is:**

- Located in flood zone 2 or 3 including minor development and change of use
- Site measures more than 1 hectare in size (ha) in flood zone 1
- Site measures less than 1 ha in flood zone 1, including a change of use in development type to a 'more vulnerable class; (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (for example groundwater, surface water drains, reservoirs)
- Located in an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency

Detailed guidance from the Environment Agency can be checked at: http://www.environment-agency.gov.uk/research/planning/82584.aspx and local flood risk can be checked at: https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?easting=379172&northing=355094&address=100010065642&map=SurfaceWater

☐ **Green Belt / Open Countryside Statement when:**

- The development involves extensions and alterations to buildings outside of settlement boundaries and are located in the Green Belt / Open Countryside

☐ **Heritage Statement when:**

- The development affects a designated or non-designated heritage asset or its setting
- Includes works in Conservation Areas, listed buildings and structures, locally listed buildings, scheduled monuments, historic parks and gardens and historic battlefields

☐ **Housing Mix Statement for:**

- All major housing developments

☐ **Housing Needs Survey for:**

- Rural exceptions housing schemes, where an up-to-date survey does not already exist
- Applications to remove an essential rural worker occupancy condition when the applicant does not agree for the dwelling to be affordable where an up-to-date survey does not already exist / or there is evidence that no Registered Providers will acquire the property

☐ **Landscape / Visual Impact Appraisal when:**

- All major development
- The development affects one of the designated landscape areas (LLDs)
- Any proposal that due to its size, scale or location is likely to have a significant visual impact upon the surrounding landscape
- Proposals for wind energy development
- Proposals for solar farms/parks (ground mounted solar energy developments)

☐ **Landscape Scheme (and Management Plan as appropriate) for:**

- All major development

**Certain other developments due to their type, size, scale or location may also require a landscape scheme for example, replacement dwellings, new dwellings, commercial, leisure, retail development. *Landscape plans and documents must in accordance with the CEC checklist for landscape schemes:* Landscaping schemes for planning applications in Cheshire East

☐ **Leisure / Recreation Facilities Needs Assessment when:**

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- Proposals involving the loss of existing leisure and recreation facilities unless alternative provision of equivalent or better quality is to be made

☐ **Lighting Scheme (including spillage / contour details) for:**

- All major developments where external lighting is proposed
- Facilities for outdoor sports and recreation where external lighting is proposed

☐ **Location Plan at a scale of 1:1250 or 1:2500 for all Prior Approval Applications to show:**

- The direction of North
- Application site edged red/other land owned by the applicant edged blue
- Wherever possible, at least 2 named roads and surrounding buildings

☐ **Noise Impact Assessment when:**

Where the proposal will result in a residential use adjacent to:

- A use falling within Use Class E(b), B2 or B8
- A railway line
- A busy road (motorway, dual carriageway and 'A' Roads)
- A licensed premises or entertainment source
- Noise sensitive development located under the flight path for Manchester Airport or within the Aviation Noise Contour Area
- Air source heat pumps

☐ **Parking & Access Arrangements Plan / Statement:**

- Details of existing and proposed parking provision and access arrangements

☐ **Planning Statement including Statement of Community Involvement**

- All major development and major change of use applications

☐ **Public Open Space Statement when:**

- The proposal is for major residential development
- The development will result in the loss of Open Space unless it is to be replaced by equivalent or better open space in terms of quantity and quality

☐ **Retail, Office and Leisure Impact Statement / Assessment (including sequential and impact tests) for:**

- Retail and leisure uses in edge-of centre or out-of-centre locations, exceeding the floorspace thresholds set out in SADPD Policy RET 3, (including proposals to extend or vary the range of goods permitted to be sold for E(a) retail stores)

☐ **S106 Planning Obligations / Heads of Terms when:**

- Draft Agreement / Heads of Terms where required by policy such as affordable housing, public open space, education contributions
- Proof of title
- Contact details for Solicitor

See s106 precedents and templates at the following weblink:
https://www.cheshireeast.gov.uk/planning/view_a_planning_application/making_a_planning_application/s106_agreements_planning.aspx

☐ **Shadow Flicker / Reflected Light Assessment:**

- Proposals for wind energy development

☐ **Site Waste Management Plan when:**

- The development is for 50 or more dwellings

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☐	**Sports Needs Assessment for:**
	• All large scale major residential developments • For proposals involving the loss of existing indoor sports and recreation facilities unless alternative provision of equivalent or better quality is to be made
☐	**Structural Survey**
	• The proposal involves the conversion of a building within the open countryside or green belt not previously used for residential purposes. • Where the proposal involves the total or substantial demolition of a listed building and/or associated curtilage buildings or structures • Where the proposal involves total or substantial demolition of a building or structure in a conservation area • Where the proposal involves total or substantial demolition of a locally listed building non designated heritage asset
☐	**SUDS Drainage Design for:**
	• All major developments
☐	**Transport Statement / Assessment / Travel Plan when:**
	• All developments that generate significant amounts of transport movement should be supported by a Transport Statement or Transport Assessment and any associated Travel Plan. See details below: https://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements
☐	**Tree Survey/Arboricultural Implications - An arboricultural statement is required (in accordance with the latest requirements BS5837:2012) where:**
	• There is a tree(s) on the site subject to a Tree Preservation Order (TPO) • The site is within a Conservation Area • If the stem of any tree is within 15 metres of any proposed development
☐	**Ventilation/Extraction Statement (including schematic diagram) when:**
	• The proposal is for the use of the premises for purposes within Use Classes E(b) (Restaurants, cafes and Drinking establishments) and Hot food takeaways • The proposal is for the use of the premises for food manufacturing and/or food processing. • A/C plant installations
☐	**Viability Assessment where:**
	• An applicant is proposing that they cannot provide the full range of Planning Obligations / Section 106 requirements (including affordable housing) due to financial viability issues n.b. Such documents should be in a form that can be put into the public domain (‘open book’) and in accordance with National Planning Policy Guidance n.b. The applicant will be required to bear the cost of an independent review of the viability assessment

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Appendix 3: VC2 Draft Householder Validation Checklist 2024

(VC2) - HOUSEHOLDER APPLICATION FOR WORKS OR EXTENSION TO A DWELLING VALIDATION CHECKLIST

The following details must be submitted with your application to allow it to be registered as a valid planning application. Failure to submit any of the requirements will render your application invalid and it will not be registered. Where an application is not accompanied by 'Local Checklist' requirements, a written justification must be produced by a suitably qualified person(s) giving reasons why it is not appropriate in that circumstance. In such cases the Council will consider the justification and where it is agreed, the application will be registered. However, if insufficient justification is provided, the Council will declare the application invalid and provide written reasons for the decision.

The list of local requirements is not exhaustive, and the local planning authority reserve the right to request further information post-validation. A valid planning application may still be refused on the grounds of inadequate information.

SUPPLEMENTARY GUIDANCE is available on the Council's website which gives more detail of some of these requirements.

NATIONAL REQUIREMENTS

APPLICATION FORM
☐ Correct National Standard Application Form **(1 original copy unless submitted electronically)** ☐ All signed and dated ☐ All relevant questions answered correctly
CERTIFICATES
☐ **Ownership Certificate and Agricultural Land Declaration Completed**
• Correct certificate - A, B, C or D as required
PLANS
1 original copy of all plans **(unless submitted electronically)** and drawings necessary to describe the subject of the application. All detailed drawings should include a scale bar where appropriate
☐ **Location Plan at a scale of 1:1250 or 1:2500 to show:**
• The direction of North • Application site edged red/other land owned by the applicant edged blue • Wherever possible, at least 2 named roads and surrounding buildings
☐ **Site Plan at a scale of 1:500 or 1:200 to show:**
• The direction of North • The development in relation to site boundaries and existing buildings on the site with written dimensions. • All buildings, roads and footpaths on land adjoining the site, including access arrangements • All public rights of way crossing or adjoining the site • The position of all trees on the site and those on adjacent land which could be affected by the development • The extent of any hard surfacing • Boundary treatment where proposed • All public rights of way crossing or adjoining the site

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☐ **Block Plan at a scale of 1:100 or 1:200 to show:**
• Any site boundaries • The position of any building or structure on the other side of such boundaries • The type and height of boundary treatment
☐ **Existing and Proposed Elevations at a scale of 1:50 or 1:100 to show:**
• The works in relation to what is already there • All sides of the proposal (blank elevations should also be included) • Where possible, the proposed building materials and the style, materials and finish of the windows and doors
☐ **Existing and proposed floor plans to a scale of 1:50 or 1:100 to show:**
• Where existing walls or buildings are to be demolished these should be clearly shown • Details of the existing building(s) as well as the proposed development • New buildings in context with adjacent buildings
☐ **Existing and proposed site sections and finished floor and site levels to a scale of 1:50 or 1:100:**
• Where a proposal involves a change in ground levels, illustrative drawings should be submitted to show both existing and finished floor levels to include details of foundations and eaves. • For applications involving new buildings, information to demonstrate how proposed buildings relate to existing site levels and neighbouring development • In the case of a sloping site, show how proposals relate to existing ground levels or where ground levels outside the new development would be modified
☐ **Roof Plan:**
• Where appropriate, at a scale of 1:50 or 1:100 to show the proposed roof form and details such as the roofing material and their location
APPROPRIATE FEE
☐ For guidance refer to Planning Portal / Website (http://ecab.planningportal.co.uk/uploads/english_application_fees.pdf)
DESIGN AND ACCESS STATEMENT
☐ Development in a Conservation Area comprising of a building or buildings with a floor space of 100 square metres or more ☐ Is a Listed Building

LOCAL REQUIREMENTS

☐ **Archaeological Assessment**
• When any proposed development includes new building or ground disturbance on or adjoining a heritage asset of archaeological interest, a scheduled monument, archaeological site of national importance, or area of archaeological interest
☐ **Community infrastructure levy (CIL)**
• When the alteration or extension includes 100sqm of floorspace or over, the submission of the CIL 'Planning Application Additional Information Requirement Form' (Form "zero") https://www.cheshireeast.gov.uk/planning/view_a_planning_application/making_a_planning_application/community-infrastructure-levy.aspx

☐ **Ecological and Geological Conservation Statement when:**
• The development affects any of the designated sites (SSSI's, Local Wildlife sites etc) identified in the relevant development plan, or • The application involves any of the types of development identified in Table 1 of the *Guidance on Local Requirements: Biodiversity and Geodiversity Conservation Statement*. https://www.cheshireeast.gov.uk/planning/view_a_planning_application/making_a_planning_application/planning_constraints/planning_constraints.aspx
☐ **Flood Risk Assessment where:**
• Property is located in flood zone 2 or 3 and / or the site suffers from critical drainage issues (detailed guidance from the Environment Agency can be checked at: http://www.environment-agency.gov.uk/research/planning/82584.aspx and local flood risk can be checked at: https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?easting=379172&northing=355094&address=100010065642&map=SurfaceWater
☐ **Heritage Statement (statement of significance) when:**
• The development affects a designated or non-designated heritage asset or its setting • Includes works either in or in proximity to Conservation Areas, listed buildings and structures, locally listed buildings, scheduled monuments, historic parks and gardens and historic battlefields
☐ **Green Belt / Open Countryside Statement when:**
• The development involves extensions and alterations to buildings outside of settlement boundaries and are located in the Green Belt / Open Countryside
☐ **Noise Statement when:**
• Air source heat pump is proposed
☐ **Parking & Access arrangements**
• Details of existing and proposed parking provision and access arrangements
☐ **Structural Survey when:**
• The proposal involves the total or substantial demolition of a listed building and/or associated curtilage buildings or structures • There the proposal involves total or substantial demolition of a building or structure in a conservation area • Where the proposal involves total or substantial demolition of a locally listed building
☐ **Tree Survey/Arboricultural Implications - An arboricultural statement is required (in accordance with the latest requirements BS5837:2012) where:**
• There is a tree(s) on the site subject to a Tree Preservation Order (TPO) • The site is within a Conservation Area • If the stem of any tree is within 15 metres of any proposed development

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Appendix 4: VC3 Draft Minerals Validation Checklist 2024

(VC3) - MINERALS PLANNING APPLICATION VALIDATION CHECKLIST

The following details must be submitted with your application to allow it to be registered as a valid planning application. Failure to submit any of the requirements will render your application invalid and it will not be registered. Where an application is not accompanied by 'Local Checklist' requirements, a written justification must be produced by a suitably qualified person(s) giving reasons why it is not appropriate in that circumstance. In such cases the Council will consider the justification and where it is agreed, the application will be registered. However, if insufficient justification is provided, the Council will declare the application invalid and provide written reasons for the decision.

The list of local requirements is not exhaustive, and the local planning authority reserve the right to request further information post-validation. A valid planning application may still be refused on the grounds of inadequate information.

SUPPLEMENTARY GUIDANCE is available on the Council's website which gives more detail of some of these requirements.

NATIONAL REQUIREMENTS

APPLICATION FORM
☐ Correct National Standard Application Form **(1 original copy unless submitted electronically)** ☐ All signed and dated ☐ All relevant questions answered correctly
CERTIFICATES
☐ **Ownership Certificate and Agricultural Land Declaration Completed**
• Correct certificate - A, B, C or D as required
PLANS
1 original copy of all plans **(unless submitted electronically)** and drawings necessary to describe the subject of the application. All detailed drawings should include a scale bar where appropriate
☐ **Location Plan at a scale of 1:1250 or 1:2500 to show:**
• The direction of North • Application site edged red/other land owned by the applicant edged blue • Wherever possible, at least 2 named roads and surrounding buildings
☐ **Site Plan at a scale of 1:500 or 1:200 to show:**
• The direction of North • The development in relation to site boundaries and existing buildings on the site with written dimensions • All buildings, roads and footpaths on land adjoining the site, including access arrangements • All public rights of way crossing or adjoining the site • The position of all trees on the site and those on adjacent land which could be affected by the development identifying those to be retained and lost • The extent of any hard surfacing • Boundary treatment where proposed • Weighbridges, fixed wheel cleaning equipment and the maximum extent of stockpiles should be included • Existing watercourses, culverts, drainage ditches, ponds or other water bodies within or bounding the site showing, where appropriate, the direction of flow • Underground services, overhead lines on, or adjacent to the site

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- Existing contours (within the site and at least 250m outside the site)
- For current/previous mineral working the position of working/tipping faces, areas restored etc. and any planning permission references. Any land susceptible to subsidence, or potentially susceptible to subsidence
- The positions of trial pits and boreholes
- Features of archaeological interest

☐ **Phasing/Working Plans**

- Areas of land to be excavated and/or filled with identification of any un-worked margins to protect rights of way, railway lines, watercourses, services, buildings, trees etc
- Proposed contours showing full extent of extraction in each phase with sufficient detail to show relationship to surrounding land
- Storage areas for topsoil, subsoil and overburden (including screening bunds)
- Details of screening of operations including phasing arrangements, details of fencing or planting
- Locations and design/scale of all processing, other plant (whether fixed or mobile) and ancillary infrastructure including access roads, stockpiles, buildings, weighbridges, wheel cleaners etc
- Fencing and external lighting
- Method, direction and phasing of working, extraction and filling
- Position of any diverted watercourses, lagoons, silt ponds, sources of water supply, means of drainage and the position of any water discharges going to existing watercourses
- Proposed new vehicular access (if relevant) and route from the site to the public highway
- Position of existing, diverted and reinstated public rights of way or permissive footpaths

☐ **Sections and Profiles**

- Cross sections showing existing and final restoration surface levels with an indication of any likely settlement. Where extraction of minerals is to take place, the maximum depth of the excavation and where applicable, the levels of the maximum winter water table and position of quarry faces should be shown
- Representative sections and borehole diagrams which differentiate between topsoil, subsoil and overburden and identify the characteristics and thickness of each
- The pit/borehole information to include the thicknesses and characteristics of the mineral(s) to be extracted and any interbedded waste materials which need to be removed, the underlying geology and the position of the water table
- In the case of topsoil, subsoil, overburden and mineral waste tips, the typical profiles and gradients of mounds should be shown

☐ **Restoration and Aftercare Plans**

- Final contours on restoration (with typical gradients indicated) and extended to at least 250m outside the site to show relationship to surrounding topography
- Cross sections of all restored areas (including waterbodies) showing how the land levels and profiles relate to surrounding land
- The replacement soil depths
- Position of any permanent water features, estimated depths of water and details of typical marginal treatment
- Drainage details on restoration including position of field drains, ditches, pumps and watercourses (including direction of flow) and permanent discharge points to surrounding watercourses
- Landscape restoration proposals and planting plans/specifications including any habitats to be retained or created on site, and any public access provisions

☐ **Block Plan at a scale of 1:100 or 1:200 for any associated built development to show:**

- Any site boundaries
- The position of any building or structure on the other side of such boundaries
- The type and height of boundary treatment

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☐ **Existing and Proposed Elevations for any associated built development at a scale of 1:50 or 1:100 to show:**
• The works in relation to what is already there • All sides of the proposal (blank elevations should also be included) • Where possible, the proposed building materials and the style, materials and finish of the windows and doors
☐ **Existing and proposed floor plans for any associated built development to a scale of 1:50 or 1:100 to show:**
• Where existing walls or buildings are to be demolished these should be clearly shown • Details of the existing building(s) as well as the proposed development • New buildings in context with adjacent buildings
☐ **Existing and proposed site sections and finished floor and site levels for any associated built development to a scale of 1:50 or 1:100:**
• Where a proposal involves a change in ground levels, illustrative drawings should be submitted to show both existing and finished floor levels to include details of foundations and eaves. • For applications involving new buildings, information to demonstrate how proposed buildings relate to existing site levels and neighbouring development • In the case of a sloping site, show how proposals relate to existing ground levels or where ground levels outside the new development would be modified
☐ **Roof Plan for any associated built development:**
• Where appropriate, at a scale of 1:50 or 1:100 to show the proposed roof form and details such as the roofing material and their location
APPROPRIATE FEE
☐ For guidance refer to Planning Portal / Website (http://ecab.planningportal.co.uk/uploads/english_application_fees.pdf)

LOCAL REQUIREMENTS

☐ **Active Travel England Planning Application Assessment Toolkit for:**
• All developments comprising of at least 7,500sqm of non-commercial floor space or sites of at least 5ha in size Full details at the following weblink: https://www.gov.uk/government/publications/active-travel-england-planning-application-assessment-toolkit
☐ **Aerodrome Safeguarding Assessment (including bird risk management plan where appropriate)**
• Scope of the assessment to be agreed with the council – particular attention should be directed to landscaping schemes and identify strike risks. A hazard management plan may be required and should set out which species need to be controlled and methods for deterring them • Further guidance is available on the following link: What is safeguarding? | Civil Aviation Authority (caa.co.uk)
☐ **Agricultural Land Quality Assessment where:**

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- The proposal results in the loss of best and most versatile agricultural land

  Further details at the following weblink:
  Guide to assessing development proposals on agricultural land - GOV.UK (www.gov.uk)

☐ **Air Quality Assessment for:**

- any development within Air Quality Management Areas (AQMA) or within 500 metres
- development likely to lead to an increase of >60 vehicle movements per hour
- development likely to result in increased traffic, congestion, or changes to vehicle speeds (new junctions, roundabouts etc)
- development likely to significantly change the traffic composition
- development significantly increasing car parking provision (>300 spaces or 25% increase)
- development in close proximity (<100m) to busy roads / junctions
- development likely to result in a significant change in air quality, or development of residential properties in an area of already poor air quality.
- biomass / CHP / Industrial Installation (see guidance under the biomass and clean air act pages)

Full details at the following weblink: Air Quality and Planning (cheshireeast.gov.uk)

☐ **Archaeological Assessment when:**

- Required for all mineral development involving new areas of extraction or other ground disturbance or where the site is on or adjoining a heritage asset of archaeological interest, a scheduled monument, archaeological site of national importance, or area of archaeological interest. Further guidance is available on the following links:
  Historic environment - GOV.UK (www.gov.uk)
  Mineral Extraction and Archaeology | Historic England

☐ **Biodiversity Net Gain Statement when:**

- For those applications subject to mandatory BNG

☐ **Blasting Assessment**

- Where blasting with explosives is proposed in relation to minerals development
  Information required: An assessment of the environmental effects relating to ground vibration, air over pressure, noise, dust and fly rock shall be submitted, with details of proposed mitigation and control measures. Improvement/maintenance of regression line modelling for existing sites and the procedure to establish, develop and improve the regression line model for new sites

☐ **Borehole or Trial Pit Analysis**

- For mineral extraction proposals the analysis should identify: depth and volume of soils and minerals proposed to be extracted, mineral type, position of the winter water table and should include the results of soakage tests

☐ **Contaminated Land Assessment for:**

- All major mineral development.

Full details at the following weblink including Developers Guide and Change of Use Questionnaire:
https://www.cheshireeast.gov.uk/business/environmental_health/contaminated_land/development_and_contamination.aspx

☐ **Community infrastructure levy (CIL)**

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- Submission of appropriate CIL 'Planning Application Additional Information Requirement Form' (Form "zero") https://www.cheshireeast.gov.uk/planning/view_a_planning_application/making_a_planning_application/community-infrastructure-levy.aspx

☐ **Climate Change / Energy / Sustainability Statement**

- The extent of information required to be submitted within this statement will be proportionate to the scale of the proposed development. It should provide information to demonstrate that:
- Energy management and resource efficiency have been determining factors in the design of the development. Submitted information must show how the development would contribute to a carbon reduction strategy or plan for the site or how the 'whole life' greenhouse gas emissions of the product or process would be reduced by the proposed development
- Water use and the requirement for wastewater treatment have been minimised; for example, through the inclusion of sustainable drainage systems and sustainable water management systems
- The waste management hierarchy – prevention/reduction, re-use, recycling, disposal – has been applied at its highest level
- Where on-site buildings are proposed, their design and layout promote energy conservation through their orientation, construction materials (for example; locally sourced or recycled) and methods
- The location of the site would minimise, as far as practicable, the 'road miles' involved in supplying the minerals, including the use of non-road transport
- Where the proposed development would affect or is adjacent to peat bog, the carbon emissions would not be significantly increased and the condition of the remaining peat bog would not be adversely affected
- Restoration and after use proposals would help to mitigate for or adapt to climate change; for example how biodiversity net gains would be achieved and how green/blue infrastructure would be incorporated to mitigate and respond to climate change
- Opportunities to increase the proportion of energy derived from renewable sources, including opportunities for on-site renewable and low carbon technologies have been considered and incorporated as far as possible

☐ **Coal Mining Risk Assessment**

- An assessment will be required where any proposed development falls within or partly within, the Coal Authorities 'development high risk areas'. Full details on the following link: Planning applications and Coal Mining Risk Assessments - GOV.UK (www.gov.uk)

☐ **Dust Impact Assessment**

- Where dust emissions are likely to arise, operators are expected to prepare a dust assessment study, which should be undertaken by a competent person. Information needed:
  - establish baseline conditions of the existing dust climate around the site of proposed operations
  - identify site activities that could lead to dust emission without mitigation
  - identify site parameters which may increase potential impacts from dust
  - proposed mitigation measures
  - make proposals to monitor and report dust emissions to ensure compliance with appropriate environmental standards and to enable an effective response to complaints

☐ **Ecological and Geodiversity Assessments when:**

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- Proposal is for major mineral development and / or developments affecting semi-natural habitats
- The development affects any of the designated sites (SSSI's, Local Wildlife sites etc)
- The application involves any of the types of development identified in Table PART I of the '*Guidance on Local Requirements: Biodiversity and Geodiversity Conservation Statement'*

Full details at the following weblink: https://www.cheshireeast.gov.uk/planning/view_a_planning_application/making_a_planning_application/planning_constraints/planning_constraints.aspx

☐ **Environmental Statement/Environmental Outcomes Report**

- Further detailed guidance is available at the following weblink: Environmental Impact Assessment - GOV.UK (www.gov.uk)

☐ **Flood Risk Assessment when development is:**

- Located in flood zone 2 or 3 including minor development and change of use
- Site measures more than 1 hectare in size (ha) in flood zone 1
- Site measures less than 1 ha in flood zone 1, including a change of use in development type to a 'more vulnerable class; (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (for example groundwater, surface water drains, reservoirs)
- Located in an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency

Detailed guidance from the Environment Agency can be checked at: http://www.environment-agency.gov.uk/research/planning/82584.aspx and local flood risk can be checked at: https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?easting=379172&northing=355094&address=100010065642&map=SurfaceWater

☐ **Geotechnical and Land Stability Appraisal**

- A geotechnical assessment will be required where the proposal is on land or adjoining land which is known to be unstable or potentially unstable, or where the proposal involves the potential for slope instability. This will include any proposals which involve major soil and spoil movements (including the creation of bunds) and where significant changes to ground levels are required to accommodate the development proposal
- Information is required in terms of the physical capability of the land and its current structure and composition. The assessment should include a Land Stability and/or Slope Stability Risk Assessment as appropriate. Any areas of instability or potential hazards should be identified through appropriate survey work and intrusive investigations of the site and the possible effects of the development on neighbouring land investigated and assessed. Appropriate and realistic remediation measures should be identified within the assessment. Where reports show there is potential for instability details of arrangements for monitoring ground water shall be submitted together with details of any necessary remediation details to prevent landslips

Further guidance is available at the following weblink: Minerals - GOV.UK (www.gov.uk)

☐ **Heritage Statement when:**

- The development affects a designated or non-designated heritage asset or its setting
- Includes works in Conservation Areas, listed buildings and structures, locally listed buildings, scheduled monuments, historic parks and gardens and historic battlefields

☐ **Hydrological and Hydrogeological Assessment (including where applicable a groundwater vulnerability report and any aquifer impact)**

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- Where dewatering of mineral workings is proposed, applicants are strongly advised to consult the Environment Agency and the Lead Local Flood Authority at an early stage and engage a qualified Hydrogeologist. Technical information, including the calculation of the extent and volumes of dewatering will be required in order for the relevant authorities to assess further investigations. This may include monitoring of the existing water regime for at least 12 months prior to submission of the application in order to ensure that surface and ground water can be safeguarded
- Applicants should indicate the natural water table including its depth, source catchment areas and characteristics. The statement must show that third parties will not be affected by the dewatering. Where investigations show that dewatering will have an impact on public and private water supplies or water bodies or watercourses, details of mitigating measures must be included in the application
- Details of proposed methods of dewatering and proposed methods of water disposal must be given. Applicants should include proposed measures to control potential pollution to protect ground and surface water. They should also give an indication of any necessary drainage and flood control measures; and proposed monitoring measures, including any requirements for the provision of settlement lagoons; the way in which surface water is to be disposed of; the avoidance of impairing drainage from adjoining areas; and the prevention of material entering open watercourses

☐ **Jodrell Bank Mitigation Statement**

- All applications within the Jodrell Bank Observatory Consultation Zone should provide a Radio Interference Assessment

Further guidance is available in the Jodrell Bank SPD at the following weblink: Supplementary Planning Documents (cheshireeast.gov.uk)

☐ **Landscape / Visual Impact Appraisal when:**

- All major minerals development
- The development affects one of the designated landscape areas (LLDs)
- Any proposal that due to its size, scale or location is likely to have a significant visual impact upon the surrounding landscape

Further guidance is available at the following weblink: Guidelines for Landscape and Visual Impact Assessment (GLVIA3) - Landscape Institute

☐ **Landscaping Scheme**

- All major minerals development
- Details of any proposed landscape planting should be included on the submitted Site Plans. Where landscape planting/screening is integral to the development proposals (for example, as identified within a LVIA report) then a detailed landscape strategy will also be required. In some cases this could be secured by planning condition but for more complex applications, full details may be required in order to assess suitability of the scheme prior to determination. Often a Landscape Strategy is included as part of the submitted LVIA
- Information needed: Details of all existing landscape features to be retained, and proposed new planting/landscaping features, including size and type of species. A detailed landscape strategy should also include information on how the landscape planting will be protected and maintained once planted

☐ **Lighting Scheme (including spillage / contour details) for:**

- All mineral proposals where external lighting is proposed

Further guidance is available at the following weblink: Light pollution - GOV.UK (www.gov.uk)

☐ **Mineral Resource Assessment**

- See Appendix B

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☐ **Noise and Vibration Impact Assessment**

- Required for any development which is likely to generate significant noise above background levels or regular movements of larger vehicles. Further guidance is available at the following weblink: Minerals - GOV.UK (www.gov.uk)

☐ **Parking & Access Arrangements Plan / Statement when:**

- Details of existing and proposed parking provision and access arrangements

☐ **Planning Statement including Statement of Community Involvement**

- All minerals development - See Appendix A

☐ **S106 Planning Obligations / Heads of Terms when:**

- Draft Agreement / Heads of Terms where required by policy
- Proof of title
- Contact details for Solicitor

See s106 precedents and templates at the following weblink:
https://www.cheshireeast.gov.uk/planning/view_a_planning_application/making_a_planning_application/s106_agreements_planning.aspx

☐ **Restoration and Aftercare scheme**

Where not provided as part of other requirements listed in this validation checklist:

- The scheme should demonstrate how the site is proposed to be restored. Details should include the type of material with which the site would be infilled, sources and volumes of materials to be used in restoration, working methods, the end use of the site such as agriculture, woodland or habitat creation and the reason for the choice. Should the proposal involve the disturbance of existing agricultural land, details of soil resources and the Agricultural Land Classification will need to be provided as well as a statement of what the intended restored grade the land would be. It will usually include a soil handling strategy indicating the methodology for soil stripping, storage and replacement, and the plant and machinery to be used. A topographical survey showing predevelopment contours and proposed contours will be required. A phasing plan may be required to show how the site would be progressively restored over a period of years following extraction and infilling of the ground. A plan would also be required setting out how the site would be maintained and monitored for a period of 5 years following the final restoration of the site

☐ **SUDS Drainage Design / Strategy:**

- All minerals development will be expected to provide details of foul and surface water drainage arrangements - whether connecting to existing systems or developing new ones – and to confirm that the proposed drainage scheme has sufficient capacity to cope with the demands of the new development and takes into account forecasted increased flows due to climate change
- Drainage assessments may be incorporated in the Flood Risk Assessment where one is required
- A Surface Water Drainage Assessment and Scheme/Strategy should include: a description of the type, quantities and means of storage/disposal of any surface water run-off; it should demonstrate that surface water run-off generated up to and including the 1 in 100 year plus climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event at any point during or after development; it must demonstrate that the development will not impact neighbouring land during its life or within its proposed restoration scheme
- Schemes should aim to incorporate ‘sustainable drainage systems’ (SuDS) unless it can be demonstrated through percolation tests that ground conditions are suitable for soakaways to be fully effective
- For proposals involving the disposal of trade waste or the disposal of foul sewage effluent, a more detailed foul drainage assessment will be required, including details of: the method of

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storage, treatment and disposal ; scale plans of the drainage arrangements will also need to be provided
☐ **Transport Statement / Assessment / Travel Plan when:**
• All developments that generate significant amounts of transport movement should be supported by a Transport Statement or Transport Assessment and any associated Travel Plan. See details below: https://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements
☐ **Tree Survey/Arboricultural Implications - An arboricultural statement is required (in accordance with the latest requirements BS5837:2012) where:**
• There is a tree(s) on the site subject to a Tree Preservation Order (TPO) • If the stem of any tree is within 15 metres of any proposed development • The site is within a conservation area

Appendix A - Planning Statement

The planning statement should set out the context and justification for the development (where not covered by associated technical reports or plans). Matters to address include:

- A site description setting out the physical features of the site and its surroundings;
- A description of any use, planning designations, environmental designations or physical constraints;
- Full description of the proposal including:

  - Details of site preliminary works;
  - Details of soil conservation, recovery, handling and use;
  - Details of design principles including the scale of operation, duration of development, phasing arrangements, sequence and direction of mineral working;
  - Type and quantity of minerals to be extracted and their proposed method of extraction, including any incidental minerals extracted in order to source the primary mineral;
  - Full descriptions of working practices including total depth of extraction and working face, details of proposed benches, faces and haul roads, transportation of material within the site, pollution control measures and heritage asset protection measures;
  - Relationship of proposed working to the water table and whether dewatering or pumping will occur;
  - Locations, extend and maximum heights of raw mineral stockpiles; proportion (if any) to be processed on site;
  - Transport proposals, junction improvements and alterations or improvements to any public rights of way or permissive paths;
  - Details of boundary treatment, landscape and ecological mitigation;
  - Method direction and phasing of backfilling/filling and details of material to be used;
  - Restoration and landscaping principles;
  - Should any material be brought onto site, the source, nature, type and annual maximum amounts of any other material(s) proposed to be brought onto the site for processing or storage or as inputs to the processing operations;
  - rate and method of any importation of other materials and frequency of associated lorry traffic or (where relevant) rail freight and details of processed stockpile requirements;
  - details of all methods of processing and details of all processing plant;
  - Drainage details – outline of measures to control pollution to protect ground and surface water and any necessary drainage and flood protection measures; proposed monitoring and any requirements for provision of settlement lagoons; details of surface water disposal and methods to prevent material entering open water courses;
  - Community access provisions (where proposed);

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- Context and need for the development i.e. existing and projected future demand, expected annual tonnage for the proposal, how the proposal would contribute towards the landbank or planning policy requirement for supply of mineral reserves – where not covered elsewhere in the submission;
- Information on the geology and topography of the site (unless addressed elsewhere in technical assessments) identifying where relevant land stability, water table levels, ground conditions including surface water drainage, and any geological or geomorphological features adjacent to the site. Topographical information should provide spot heights and contours for the application site and surrounding area;
- Identification of any statutory and non-statutory environmental designations on the site or affected by the proposal, planning designations, and any physical constraints applicable to the site;
- Demonstration (where relevant) with reference to supporting technical data of why Preferred Areas or Areas of Search or other allocations cannot be developed;
- Summaries of any supporting and technical information submitted as part of the application;
- An assessment of the cumulative effect of the proposal in combination with other existing or permitted development in the vicinity;
- Any other statements the applicant wishes to make relative to the application;
- Details of any pre-application consultations with the minerals/waste planning authority, and statutory consultees;

To ensure local people are involved in the planning process at an early stage, we encourage applicants to begin discussions with local communities at an early stage in the development of their proposals.

Information should be provided about:

- any pre-application consultations/discussions with the local/wider community;
- any pre-application consultations/discussions with local interest/action groups;
- any public exhibitions/presentations given in advance of the submission;
- state how any issues raised from the community involvement have been taken into account in the application.

Appendix B - Mineral Resource (where not already included elsewhere in the submission)

Overview of the mineral resource to be worked

- Total quantity and type of each mineral to be extracted (tonnes) and processed (where applicable) on site, and of this, likely quantity of which will be saleable. This should include any incidental minerals extracted as a result of sourcing the primary mineral;
- Anticipated weekly output (tonnes)

Evidence of the Resource

- Relevant information on the geology of the site and locality;
- Other evaluation procedures undertaken;
- Location and extent of exploratory boreholes and trenches;
- Evidence of the physical nature of the deposit to be worked;
- Evidence of the composition of the deposit to be worked;
- Details of any assessment of quality and quantity of the mineral.

Special Properties of the Mineral and Evaluation Procedures

- Indicate to what extent the deposit meets production specifications;
- Any special characteristics or properties of the mineral;

- Any need for the mineral to fulfil a specific commercial or market need;
- Assessment of that need against evaluation of consented reserves;
- Is the mineral and/or its grade a scarce national or international resource; if so, provide further details;
- Appraisal of alternative sites.

Potential Market

- Where known, the end use of the mineral;
- Where known, its destination; or
- Likely geographical areas in which it will be used.

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Appendix 5: VC4 Draft Waste Validation Checklist 2024

(VC4) - WASTE PLANNING APPLICATION VALIDATION CHECKLIST

The following details must be submitted with your application to allow it to be registered as a valid planning application. Failure to submit any of the requirements will render your application invalid and it will not be registered. Where an application is not accompanied by 'Local Checklist' requirements, a written justification must be produced by a suitably qualified person(s) giving reasons why it is not appropriate in that circumstance. In such cases the Council will consider the justification and where it is agreed, the application will be registered. However, if insufficient justification is provided, the Council will declare the application invalid and provide written reasons for the decision.

The list of local requirements is not exhaustive, and the local planning authority reserve the right to request further information post-validation. A valid planning application may still be refused on the grounds of inadequate information.

SUPPLEMENTARY GUIDANCE is available on the Council's website which gives more detail of some of these requirements.

NATIONAL REQUIREMENTS

APPLICATION FORM
☐ Correct National Standard Application Form **(1 original copy unless submitted electronically)** ☐ All signed and dated ☐ All relevant questions answered correctly
CERTIFICATES
☐ **Ownership Certificate and Agricultural Land Declaration Completed**
• Correct certificate - A, B, C or D as required
PLANS
1 original copy of all plans **(unless submitted electronically)** and drawings necessary to describe the subject of the application. All detailed drawings should include a scale bar where appropriate
☐ **Location Plan at a scale of 1:1250 or 1:2500 to show:**
• The direction of North • Application site edged red/other land owned by the applicant edged blue • Wherever possible, at least 2 named roads and surrounding buildings
☐ **Site Plan at a scale of 1:500 or 1:200 to show:**
• The direction of North • The development in relation to site boundaries and existing buildings on the site with written dimensions • All buildings, roads and footpaths on land adjoining the site, including access arrangements • All public rights of way crossing or adjoining the site • The position of all trees on the site and those on adjacent land which could be affected by the development identifying those to be retained and lost • The extent of any hard surfacing • Boundary treatment where proposed • Weighbridges, fixed wheel cleaning equipment and the maximum extent of stockpiles should be included • Existing watercourses, culverts, drainage ditches, ponds or other water bodies within or bounding the site showing, where appropriate, the direction of flow • Underground services, overhead lines on, or adjacent to the site

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- Existing contours (within the site and at least 250m outside the site)
- Where relevant, the outline of all areas of current or previous waste disposal and location of current area being filled or restored, and any land susceptible to subsidence, or potentially susceptible to subsidence
- The positions of trial pits and boreholes
- Features of archaeological interest

☐ **Phasing/Working Plans**

- Locations of any built development, haul roads and access roads.
- Location of any associated waste infrastructure such as leachate management, landfill gas equipment etc
- Extent of deposit of waste and arrangements for phasing.
- Any un-worked margins to protect rights of way, railway lines, watercourses, services, buildings, trees etc.
- Existing and proposed contours including pre and post settlement on restoration with sufficient detail to show relationship to surrounding land
- Storage areas for waste deposit, product, topsoil, subsoil, clay etc (including screening bunds)
- Details of screening of operations including phasing arrangements, details of fencing or planting and location, design and formation of screen landforms;
- Fencing and external lighting.
- Position of any diverted watercourses, lagoons, sources of water supply, means of drainage and the position of any water discharges going to existing watercourses
- Proposed new vehicular access (if relevant) and route from the site to the public highway.
- Position of existing, diverted and reinstated public rights of way or permissive footpaths

☐ **Sections and Profiles**

- Cross sections showing existing, intermediate restoration (pre-settlement) and final restoration (post settlement) surface levels.
- Representative sections and borehole diagrams to show extent of filling, capping, restoration material thickness and location of water table.
- In the case of topsoil, subsoil, the typical profiles and gradients of mounds should be shown

☐ **Restoration and Aftercare Plans**

- Final contours on restoration (with typical gradients indicated) and extended to at least 250m outside the site to show relationship to surrounding topography
- Cross sections of all restored areas (including waterbodies) showing how the land levels and profiles relate to surrounding land
- The replacement soil depths
- Position of any permanent water features, estimated depths of water and details of typical marginal treatment
- Drainage details on restoration including position of field drains, ditches, pumps and watercourses (including direction of flow) and permanent discharge points to surrounding watercourses
- Landscape restoration proposals and planting plans/specifications including any habitats to be retained or created on site, and any public access provisions

☐ **Block Plan at a scale of 1:100 or 1:200 for any associated built development to show:**

- Any site boundaries
- The position of any building or structure on the other side of such boundaries
- The type and height of boundary treatment

☐ **Existing and Proposed Elevations for any associated built development at a scale of 1:50 or 1:100 to show:**

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- The works in relation to what is already there
- All sides of the proposal (blank elevations should also be included)
- Where possible, the proposed building materials and the style, materials and finish of the windows and doors

☐ **Existing and proposed floor plans for any associated built development to a scale of 1:50 or 1:100 to show:**

- Where existing walls or buildings are to be demolished these should be clearly shown
- Details of the existing building(s) as well as the proposed development
- New buildings in context with adjacent buildings

☐ **Existing and proposed site sections and finished floor and site levels for any associated built development to a scale of 1:50 or 1:100:**

- Where a proposal involves a change in ground levels, illustrative drawings should be submitted to show both existing and finished floor levels to include details of foundations and eaves.
- For applications involving new buildings, information to demonstrate how proposed buildings relate to existing site levels and neighbouring development
- In the case of a sloping site, show how proposals relate to existing ground levels or where ground levels outside the new development would be modified

☐ **Roof Plan for any associated built development:**

- Where appropriate, at a scale of 1:50 or 1:100 to show the proposed roof form and details such as the roofing material and their location

APPROPRIATE FEE

☐ For guidance refer to Planning Portal / Website (http://ecab.planningportal.co.uk/uploads/english_application_fees.pdf)

LOCAL REQUIREMENTS

☐ **Active Travel England Planning Application Assessment Toolkit for:**

- All developments comprising of at least 7,500sqm of non-commercial floor space or sites of at least 5ha in size

Full details at the following weblink: https://www.gov.uk/government/publications/active-travel-england-planning-application-assessment-toolkit

☐ **Aerodrome Safeguarding Assessment (including bird risk management plan where appropriate)**

- Scope of the assessment to be agreed with the council – particular attention should be directed to landscaping schemes and identify strike risks. A hazard management plan may be required and should set out which species need to be controlled and methods for deterring them
- Further guidance is available on the following link: What is safeguarding? | Civil Aviation Authority (caa.co.uk)

☐ **Agricultural Land Quality Assessment where:**

- The proposal results in the loss of best and most versatile agricultural land

Further details at the following weblink: Guide to assessing development proposals on agricultural land - GOV.UK (www.gov.uk)

☐	**Air Quality Assessment for:**
	• any development within Air Quality Management Areas (AQMA) or within 500 metres • development likely to lead to an increase of >60 vehicle movements per hour • development likely to result in increased traffic, congestion, or changes to vehicle speeds (new junctions, roundabouts etc) • development likely to significantly change the traffic composition • development significantly increasing car parking provision (>300 spaces or 25% increase) • development in close proximity (<100m) to busy roads / junctions • development likely to result in a significant change in air quality, or development of residential properties in an area of already poor air quality. • biomass / CHP / Industrial Installation (see guidance under the biomass and clean air act pages) Full details at the following weblink: Air Quality and Planning (cheshireeast.gov.uk)
☐	**Archaeological Assessment when:**
	• Required for all wate development involving ground disturbance or where the site is on or adjoining a heritage asset of archaeological interest, a scheduled monument, archaeological site of national importance, or area of archaeological interest. Further guidance is available on the following links: Historic environment - GOV.UK (www.gov.uk) Mineral Extraction and Archaeology | Historic England
☐	**Bio-Aerosol Assessment**
	• Required for any development involving the management of putrescible waste or has the potential to suspend biologically active particles in the air and there are sensitive receptors within 250 metres of the site boundary
☐	**Biodiversity Net Gain Statement when:**
	• For those applications subject to mandatory BNG
☐	**Borehole or Trial Pit Analysis**
	• For mineral extraction proposals the analysis should identify: depth and volume of soils and minerals proposed to be extracted, mineral type, position of the winter water table and should include the results of soakage tests
☐	**Climate Change / Energy / Sustainability Statement**

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- The extent of information required to be submitted within this statement will be proportionate to the scale of the proposed development. It should provide information to demonstrate that:
- Energy management and resource efficiency have been determining factors in the design of the development. Submitted information must show how the development would contribute to a carbon reduction strategy or plan for the site or how the 'whole life' greenhouse gas emissions of the product or process would be reduced by the proposed development;
- Water use and the requirement for wastewater treatment have been minimised; for example, through the inclusion of sustainable drainage systems and sustainable water management systems;
- The waste management hierarchy – prevention/reduction, re-use, recycling, disposal – has been applied at its highest level;
- Where on-site buildings are proposed, their design and layout promote energy conservation through their orientation, construction materials (for example; locally sourced or recycled) and methods;
- The location of the site would minimise, as far as practicable, the 'road miles' involved in transporting waste or other materials, including the use of non-road transport;
- Where the proposed development would affect or is adjacent to peat bog, the carbon emissions would not be significantly increased and the condition of the remaining peat bog would not be adversely affected;
- Restoration and after use proposals would help to mitigate for or adapt to climate change; for example how biodiversity net gains would be achieved and how green/blue infrastructure would be incorporated to mitigate and respond to climate change;
- Opportunities to increase the proportion of energy derived from renewable sources, including opportunities for on-site renewable and low carbon technologies have been considered and incorporated as far as possible.

☐ **Community infrastructure levy (CIL)**

- Submission of appropriate CIL 'Planning Application Additional Information Requirement Form' (Form "zero") https://www.cheshireeast.gov.uk/planning/view_a_planning_application/making_a_planning_application/community-infrastructure-levy.aspx

☐ **Contaminated Land Assessment for:**

- All major waste development.

Full details at the following weblink including Developers Guide and Change of Use Questionnaire: https://www.cheshireeast.gov.uk/business/environmental_health/contaminated_land/development_and_contamination.aspx

☐ **Coal Mining Risk Assessment**

- An assessment will be required where any proposed development falls within or partly within, the Coal Authorities 'development high risk areas'. Full details on the following link: Planning applications and Coal Mining Risk Assessments - GOV.UK (www.gov.uk)

☐ **Dust Impact Assessment**

- Where dust emissions are likely to arise, operators are expected to prepare a dust assessment study, which should be undertaken by a competent person. Information needed:
  - establish baseline conditions of the existing dust climate around the site of proposed operations
  - identify site activities that could lead to dust emission without mitigation
  - identify site parameters which may increase potential impacts from dust
  - proposed mitigation measures
  - make proposals to monitor and report dust emissions to ensure compliance with appropriate environmental standards and to enable an effective response to complaints

☐ **Ecological and Geodiversity Assessments when:**

- Proposal is for major waste development and / or developments affecting semi-natural habitats
- The development affects any of the designated sites (SSSI's, Local Wildlife sites etc)
- The application involves any of the types of development identified in Table PART I of the '*Guidance on Local Requirements: Biodiversity and Geodiversity Conservation Statement'*

Full details at the following weblink: https://www.cheshireeast.gov.uk/planning/view_a_planning_application/making_a_planning_application/planning_constraints/planning_constraints.aspx

☐ **Environmental Statement/Environmental Outcomes Report**

- Further detailed guidance is available at the following weblink: Environmental Impact Assessment - GOV.UK (www.gov.uk)

☐ **Flood Risk Assessment when development is:**

- Located in flood zone 2 or 3 including minor development and change of use
- Site measures more than 1 hectare in size (ha) in flood zone 1
- Site measures less than 1 ha in flood zone 1, including a change of use in development type to a 'more vulnerable class; (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (for example groundwater, surface water drains, reservoirs)
- Located in an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency

Detailed guidance from the Environment Agency can be checked at: http://www.environment-agency.gov.uk/research/planning/82584.aspx and local flood risk can be checked at: https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?easting=379172&northing=355094&address=100010065642&map=SurfaceWater

☐ **Geotechnical and Land Stability Appraisal**

- A geotechnical assessment will be required where the proposal is on land or adjoining land which is known to be unstable or potentially unstable, or where the proposal involves the potential for slope instability. This will include any proposals which involve major soil and spoil movements (including the creation of bunds) and where significant changes to ground levels are required to accommodate the development proposal
- Information is required in terms of the physical capability of the land and its current structure and composition. The assessment should include a Land Stability and/or Slope Stability Risk Assessment as appropriate. Any areas of instability or potential hazards should be identified through appropriate survey work and intrusive investigations of the site and the possible effects of the development on neighbouring land investigated and assessed. Appropriate and realistic remediation measures should be identified within the assessment. Where reports show there is potential for instability details of arrangements for monitoring ground water shall be submitted together with details of any necessary remediation details to prevent landslips

Further guidance is available at the following weblink: Minerals - GOV.UK (www.gov.uk)

☐ **Heritage Statement when:**

- The development affects a designated or non-designated heritage asset or its setting
- Includes works in Conservation Areas, listed buildings and structures, locally listed buildings, scheduled monuments, historic parks and gardens and historic battlefields

☐ **Jodrell Bank Mitigation Statement**

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- All applications within the Jodrell Bank Observatory Consultation Zone should provide a Radio Interference Assessment

Further guidance is available in the Jodrell Bank SPD at the following weblink: Supplementary Planning Documents (cheshireeast.gov.uk)

☐ **Landscape / Visual Impact Appraisal when:**

- All major waste development
- The development affects one of the designated landscape areas (LLDs)
- Any proposal that due to its size, scale or location is likely to have a significant visual impact upon the surrounding landscape

Further guidance is available at the following weblink: Guidelines for Landscape and Visual Impact Assessment (GLVIA3) - Landscape Institute

☐ **Landscaping Scheme**

- All major waste development
- Details of any proposed landscape planting should be included on the submitted Site Plans. Where landscape planting/screening is integral to the development proposals (for example, as identified within a LVIA report) then a detailed landscape strategy will also be required. In some cases this could be secured by planning condition but for more complex applications, full details may be required in order to assess suitability of the scheme prior to determination. Often a Landscape Strategy is included as part of the submitted LVIA
- Information needed: Details of all existing landscape features to be retained, and proposed new planting/landscaping features, including size and type of species. A detailed landscape strategy should also include information on how the landscape planting will be protected and maintained once planted

☐ **Lighting Scheme (including spillage / contour details) for:**

- All waste proposals where external lighting is proposed

Further guidance is available at the following weblink: Light pollution - GOV.UK (www.gov.uk)

☐ **Noise and Vibration Impact Assessment**

- Required for any development which is likely to generate significant noise above background levels or regular movements of larger vehicles. Further guidance is available at the following weblink: Noise - GOV.UK (www.gov.uk)

☐ **Odour Impact Assessment**

- An Odour Impact Assessment must be proportionate to the proposal. It may include the following:

1. a full quantitative assessment,
2. basic qualitative odour impact assessment, and
3. identification of sources, pathways and receivers.
4. A supporting Odour Management Plan, the scale of which will depend on risks, must incorporate a description of the odour sources and details of monitoring, evaluation and mitigation methods

Further guidance is available at the following weblink: odour-guidance-2014.pdf (iaqm.co.uk)

☐ **Parking & Access Arrangements Plan / Statement when:**

- Details of existing and proposed parking provision and access arrangements

☐ **Planning Statement including Statement of Community Involvement**

- All waste development - See Appendix A

☐ **S106 Planning Obligations / Heads of Terms when:**

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- Draft Agreement / Heads of Terms where required by policy
- Proof of title
- Contact details for Solicitor

See s106 precedents and templates at the following weblink:
https://www.cheshireeast.gov.uk/planning/view_a_planning_application/making_a_planning_application/s106_agreements_planning.aspx

☐ **Restoration and Aftercare Scheme**

Where not provided as part of other requirements listed in this validation checklist:

- The scheme should demonstrate how the site is proposed to be restored. Details should include the type of material with which the site would be infilled, sources and volumes of materials to be used in restoration, working methods, the end use of the site such as agriculture, woodland or habitat creation and the reason for the choice. Should the proposal involve the disturbance of existing agricultural land, details of soil resources and the Agricultural Land Classification will need to be provided as well as a statement of what the intended restored grade the land would be. It will usually include a soil handling strategy indicating the methodology for soil stripping, storage and replacement, and the plant and machinery to be used. A topographical survey showing predevelopment contours and proposed contours will be required. A phasing plan may be required to show how the site would be progressively restored over a period of years. A plan would also be required setting out how the site would be maintained and monitored for a period of 5 years following the final restoration of the site.

☐ **SUDS Drainage Design / Strategy:**

- All development proposals for waste will be expected to provide details of foul and surface water drainage arrangements - whether connecting to existing systems or developing new ones – and to confirm that the proposed drainage scheme has sufficient capacity to cope with the demands of the new development and takes into account forecasted increased flows due to climate change
- Drainage assessments may be incorporated in the Flood Risk Assessment where one is required
- A Surface Water Drainage Assessment and Scheme/Strategy should include: a description of the type, quantities and means of storage/disposal of any surface water run-off; it should demonstrate that surface water run-off generated up to and including the 1 in 100 year plus climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event at any point during or after development; it must demonstrate that the development will not impact neighbouring land during its life or within its proposed restoration scheme
- Schemes should aim to incorporate 'sustainable drainage systems' (SuDS) unless it can be demonstrated through percolation tests that ground conditions are suitable for soakaways to be fully effective
- For proposals involving the disposal of trade waste or the disposal of foul sewage effluent, a more detailed foul drainage assessment will be required, including details of: the method of storage, treatment and disposal ; scale plans of the drainage arrangements will also need to be provided

☐ **Transport Statement / Assessment / Travel Plan when:**

- All developments that generate significant amounts of transport movement should be supported by a Transport Statement or Transport Assessment and any associated Travel Plan. See details below:
https://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements

☐ **Tree Survey/Arboricultural Implications - An arboricultural statement is required (in accordance with the latest requirements BS5837:2012) where:**

- There is a tree(s) on the site subject to a Tree Preservation Order (TPO)
- If the stem of any tree is within 15 metres of any proposed development
- The site is within a conservation area

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Appendix A - Planning Statement

The planning statement should set out the context and justification for the development (where not covered by associated technical reports or plans). Matters to address include:

- A description of the proposed development including proposed activities / development, phases etc.
- A description of site including information on:
  - access;
  - existing and proposed layout, information on buildings, proposed materials and boundary treatment (e.g. height, location and specification of screen bunds and fencing);
  - existing uses;
  - existing on-site and surrounding features and international, national or local designations e.g. landscape, ecological, historical, location of any best and most versatile agricultural land, airport safeguarding, built features or other uses that may be a constraint, site allocations, other physical constraints e.g. nearby housing;
  - any environmental impacts of the proposed development.
- Reference to why the applicant considers there is a valid need for the development when the justification and need of a proposal is considered to be a material planning consideration. This should include where relevant existing demand, projected future demand, and how the proposal would contribute towards identified need, predicted need and the waste hierarchy
- Capacity of proposed site, amount of material involved by origin and type, void space in metres cubed, rates of fill, source and final destination of material, expected levels of settlement and proposed methods of compaction (pre and post settlement levels)
- For variations of conditions/minor material amendments; a summary of the changes proposed and why these are required
- Any details of pre-application discussions and wider consultation with the local community, statutory consultees and other interested parties
- A summary of the conclusions and recommendations of reports and research contained as part of the application documentation.

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Cheshire East

Planning Local Validation Checklists Guidance

Draft February 2024

Cheshire East Council

Contents

1 Introduction…….. 3
2 Local Requirements Procedure…….. 4
3 Submitting a Planning Application……. 5
4 Plans and Drawings…… 6
5 Describing Your Proposal……. 8
6 Pre-application Advice……... 9
7 Building Control……... 9
8 Further Information and Advice……9
9 Glossary of Validation Checklists……10

Appendices

Appendix 01 - Checklist Matrix…… 17
Appendix 02 - Checklist Policy Drivers…… 19

1. Introduction

1.1 The national information requirements for a planning application are set out by the Planning Practice Guidance (PPG). The national information requirements set out the minimum information needed for a planning application to be registered as valid and for the Local Planning Authority (LPA) to begin processing the planning application.

1.2 In addition to the national information requirements, the National Planning Policy Framework (NPPF) advises that LPAs should publish a local list of their information requirements for planning applications. Local lists should clarify what information is usually required for applications of a particular type, scale or location. Information required by local lists should be relevant, necessary and material to the application in question and kept to the minimum needed to decide a planning application. These statutory tests are set out in section 62 (4A) of the Town and Country Planning Act 1990 (inserted by the Growth and Infrastructure Act) and article 11(3)(c) of the Town and Country Planning (Development Management Procedure) (England) (Order) 2015.

1.3 If a planning application is not supported by the information required by the national information requirements and an adopted local list, then the application will not be registered as valid and the formal process of considering and determining the planning application will not begin.

1.4 This guidance document supplements the planning local validation checklists prepared by the Council.

1.5 Ensuring that planning applications are supported by enough information is crucial to good decision making, provides certainty for applicants, the LPA, consultees and other interested parties and speeds up the decision-making process.

1.6 Local lists should be reviewed at least every 2 years.

2. Local Requirements Procedure

2.1 In addition to the national requirements, the details outlined in the relevant 'Local Checklist' must be submitted with your application to allow it to be registered as a valid planning application. Failure to submit any of the requirements will render your application invalid and it will not be registered.

2.2 Where an application is not accompanied by 'Local Checklist' requirements, a written justification must be produced by a suitably qualified person(s) giving reasons why it is not appropriate in that circumstance. In such cases the Council will consider the justification and where it is agreed, the application will be registered. However, if insufficient justification is provided, the Council will declare the application invalid and provide written reasons for the decision.

2.3 If there is disagreement with the Council's request for information, there is a procedure to resolve such disputes in the Development Management Procedure Order. An applicant must first send the Council a notice under article 12 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (an 'article 12 notice'). This must set out the reasons why the applicant considers that the information requested by the Council, in refusing to register the planning application, does not meet the statutory tests. However, even if the application is accepted as valid by the Council, the requested information may still be required in to assist in the assessment of the proposals.

2.4 The 'Local Checklist' requirements is not exhaustive, and the Council reserves the right to request further information post-validation. A valid planning application may still be refused on the grounds of inadequate information.

2.5 Appendix 01 and Appendix 02 provide a useful checklist matrix for which information is required when and the policy drivers / justification for such.

3. Submitting a Planning Application

3.1 The simplest and preferred way to submit a planning application is online via the Planning Portal. Registration is easy and you can complete your application form, upload supporting documents and pay fees online. A planning application cannot be progressed until all the necessary supporting information required by the national and local lists and the appropriate fee is received. You can pay for your planning application online - you will need your Planning Portal or planning application reference number. The Planning Portal will calculate fees for you or you can see the full list of planning fees (PDF, 69KB).

3.2 Alternatively, you can submit via email. If you do submit your planning application in paper form, please provide 1 original copy of each document.

3.3 If you submit your planning application electronically, please ensure the following:

- File types: documents should be provided in pdf, Microsoft Word.doc, JPEG form and unsecured so that sensitive information can be redacted.
- File names: each document should be clearly labelled so it is easy to understand what information it contains e.g.
  - Site Location Plan - 123 Rev A pdf.
  - Design & Access Statement - 123 Rev A pdf.
- File size: does not exceed the limit for upload onto the portal (10mb)
- Do not submit documents on CD file or memory stick: In exceptional cases where files are of a size that exceed the above limit, contact planning@cheshireeast.gov.uk to discuss arrangements for submitting.

3.4 Personal Information: Except for the application form and fee payment, please limit the inclusion of personal information and details within the submission (i.e. signatures, names, telephone numbers, personal email addresses) as these must be redacted before being published to the planning register in line with data protection policies. Whilst every attempt will be made to redact sensitive information, it would assist the Council if documents are provided without personal data in the first instance.

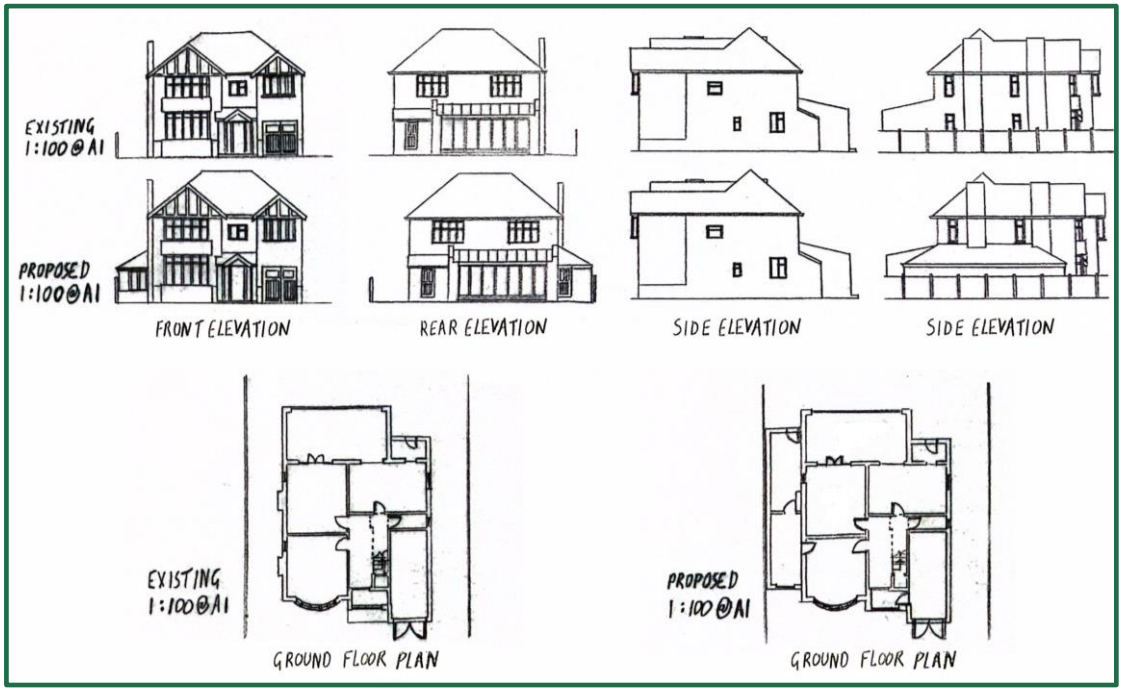
4. Plans and Drawings

4.1 Plans and drawings submitted with your planning application must be clear, legible, and accurate. If the plans and drawings that you send us do not contain the necessary information or are not of a standard to allow your application to be assessed properly, your planning application will not be registered.

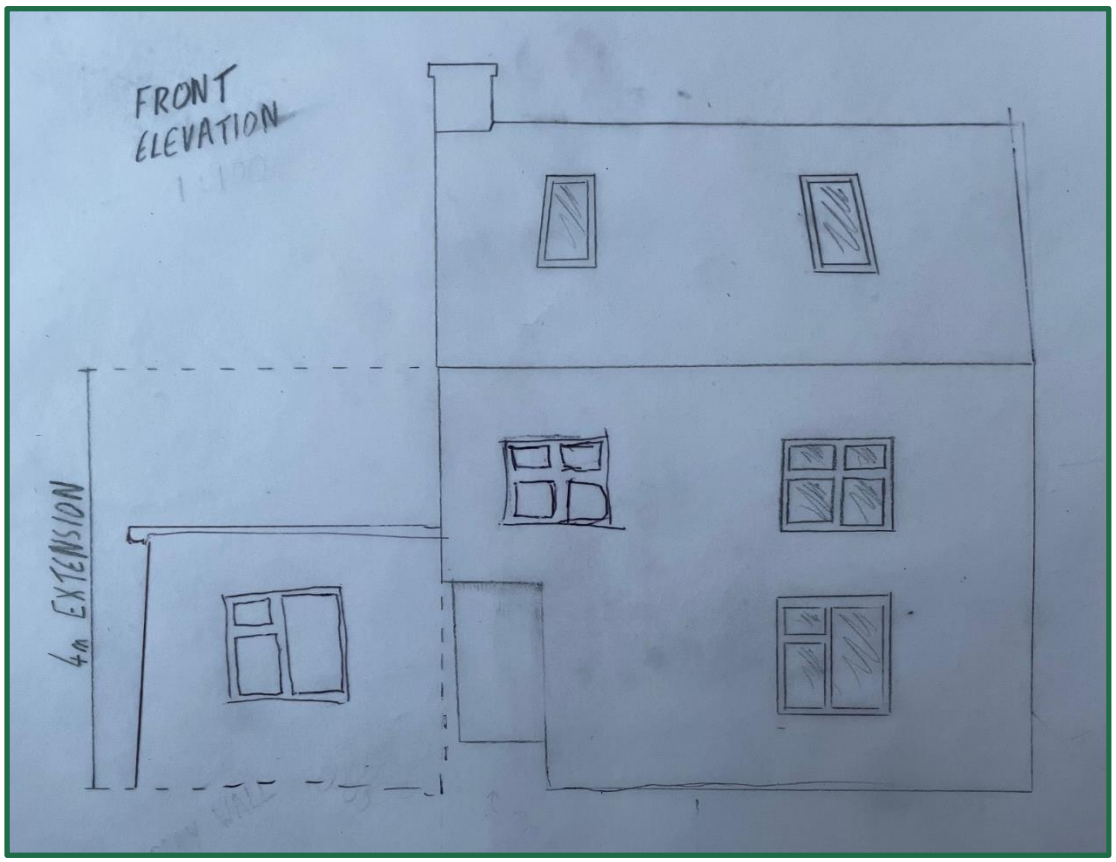
4.2 The quality of any plans / drawings needs to be clearly defined so that they are capable of being scanned and displayed electronically, particularly if they are submitted in paper form.

4.3 For minor proposals, such as those seeking householder planning permission, the best way to present proposals is to limit the number of separate plans and if possible, display existing and proposed elevations side by side on the same plan / drawing at the same scale so that they can be viewed together.

4.4 Whilst drawings and plans can be hand drawn, these must be done by someone who is competent at drawing. The Council will not accept poor quality / inaccurate drawings. A good example of a hand drawing would be as follows:



A bad example of a hand drawing would be as follows:



4.5 The above is not accurate, is not to any recognisable metric scale, contains errors which mean that the proposal is not clear or easy to understand and would not be able to be built out. The Council needs to be able to ensure that any proposals which receive planning approval are built in accordance with the approved plans / drawings.

4.6 Please do not use graph paper when drawing plans and make sure there are no background images / watermarks on the drawing.

4.7 It is also important to make sure that your location plan is correctly edged red to accord with the lawful planning unit (i.e. lawful curtilage) with any other land owned by the applicant edged blue.

4.8 Following the above criteria aids in the swift validation and publication of an application and assists both officers and third parties to quickly identify those documents relevant to their interests and provide comments accordingly.

5. Describing Your Proposal

5.1 The description of proposed works is a key part of your planning application and defines the scope and nature of the proposal. It should be accurate, clear and concise. Descriptions should identify the key elements of the proposal for which planning permission is being sought and should not include unnecessary or irrelevant information. The following is a good example of a description of development:

> "Single storey side extension" or
>
> "Erection of a two storey 'self-build' dwelling with access from Chester Road"

5.2 The following is a bad example of a description of development as it contains unnecessary and irrelevant details:

> "We would like to build an open plan kitchen extension with bifold doors and an extra seating area for our growing family".

5.3 The description of development will appear on the council's web portal and on any subsequent decision notice to describe and define the application. Where descriptions of development do not accurately reflect what is being applied for, the Council will reserve the right to amend and clarify descriptions of development prior to registering the application.

6. Pre-application Advice

6.1 The Council provides a pre-application advice service and encourages potential applicants to discuss their scheme with planning officers prior to submission. This is particularly important for large scale developments which will have a major impact on the surrounding area. This service helps to ensure a better understanding of planning issues and will help to identify what information needs to be submitted with your application resulting in a faster decision-making process. This can help minimise subsequent planning application costs and avoid abortive applications.

7. Building Control

7.1 We also offer a Building Control Service. If you submit a planning application to us, you may be contacted by independent building control inspection companies who obtain your information from our statutory public register of planning applications. Whilst you can use independent services, Cheshire East Council's local authority building control service would be able to offer you a quote for any building regulations approval. For further information and advice regarding building regulations, please see the following:

https://www.cheshireeast.gov.uk/planning/building_control/building-control-and-building-regulations.aspx

LABC website: www.labc.co.uk

8. Further Information and Advice

8.1 The Council has a number of Supplementary Planning Documents which may be of use when considering submitting your planning application. Some further planning information is also available, giving additional information on various aspects of the built environment and the planning system. The planning policy documents index provides a list of all planning policy documents.

9. Glossary of Validation Checklists

Active Travel England Planning Application Assessment Toolkit - The planning application assessment toolkit helps to gather evidence and assess the active travel merits – walking, wheeling and cycling – of a development proposal.

Affordable Housing Statement - A statement including a site plan showing the number of residential units and the mix of housing type, for example, affordable housing, low-cost housing and any market housing and tenure split. For each unit, the number of bedrooms and the floor space of habitable areas should be provided in accordance NDSS standards .

Agricultural Land Quality Assessment - Where proposals involve the loss of best and most versatile agricultural land to development, the council may require detailed field assessments in accordance with technical advice or information from Natural England.

Air Quality Assessment - All Air Quality Assessments should indicate the change in air quality resulting from the proposed development and outline appropriate mitigation measures as necessary.

Archaeological Assessment - For applications affecting areas of archaeological potential, a desk-based archaeological assessment and/or field evaluation in accordance with National Planning Policy Framework should be carried out. Such assessments should establish the nature and extent of any further predetermination works that may be necessary, including geophysical surveys and/or field evaluation. In the case of field evaluation, a written scheme of investigation should be provided.

Bio-Aerosol Assessment – The objective is to appraise the potential for significant risks to human health in the workplace, dwellings or other buildings within the vicinity of the proposed development to demonstrate that bioaerosol risks can be maintained at acceptable levels taking into account the tonnages to be accepted and stored on site.

Blasting Assessment - Risk assessment to safely manage flyrock danger zone distances and other blast related impacts.

Borehole or Trial Pit Analysis - This geotechnical drilling technique is used to assess the ground, soil profiles and groundwater conditions prior to construction work.

Coal Mining Risk Assessment – An assessment to identify site specific coal mining risks relative to the development proposed including details of any mitigation to demonstrate that the site can be made safe and stable for the proposed development.

Community Infrastructure Levy (CIL) - A levy allowing Local Authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Construction Management Plan – Construction management plans address how adverse impacts associated with development and cumulative impacts of any other nearby construction sites will be managed in terms of amenity, traffic etc.

Contaminated Land Assessment - The contaminated land assessment procedure will identify the potential for contamination and identify possible areas that may require remedial works to make a site 'suitable for it end use'.

Design Quality Assessment – Design quality assessments assist with the design formulation of schemes and supplement Building for Life 12, the industry design standard for new housing.

Dust Impact Assessment – A dust assessment study mainly applicable to applications for new Minerals and Waste development but also for applications for lateral and temporal extensions of existing facilities, where dust impact is a recognised issue, or for changes to operations.

Ecological and Geodiversity Assessment - Assess the potential impact of proposed development on protected species, ecology / biodiversity and geodiversity.

Ecological Enhancement Strategy – A strategy to mitigate and enhance impacts of proposals on priority and protected habitats or species e.g. bats or Great Crested Newts, or international, national or local site of nature conservation importance etc.

Energy / Sustainability Statement - Information on how a proposal seeks to meet energy efficiency and decentralised energy, renewable and/or low carbon energy standards.

Environmental Statement/Environmental Outcomes Report – for development considered to be EIA Development, as defined by the EIA Regulations, an environmental statement or as a result of a Screening Opinion, an addendum to the original environmental statement.

Flood Risk Assessment - Flood Risk Assessments identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed, taking climate change into account. This will include sequential and exception tests for development as appropriate to the scale of development proposed.

Geotechnical and Land Stability Appraisal – Appraisal to ensure that development is suitable to its ground condition and aims to avoid risks caused by unstable land or subsidence.

Green Belt / Open Countryside Statement - An assessment to help the Council to understand the impact of proposed developments on the Green Belt / Open Countryside. This should provide details of the footprint and volume calculations (in cubic metres) of the "original" property and the footprint and volume calculations of the proposal accounting for any previous additions. NB: The "original" property refers to the building as first constructed or the property as it was as of the 1st April 1948.

Health Impact Assessment - a tool that enables assessment of the potential effects of a development on the health and wellbeing of the local population such as poor air quality and noise pollution as well as highlighting any positive health benefits it brings to an area for example.

Heritage Statement - Describes the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and can include works in Conservation Areas, listed buildings and structures, locally listed buildings, scheduled monuments, historic parks and gardens and historic battlefields and non-designated heritage assets.

Housing Mix Statement - provide or contribute to an appropriate mix of housing including details of tenure, type and sizes to help support the creation of mixed, balanced and inclusive communities.

Housing Needs Survey - An up to date (within the last five years) housing needs survey that identifies the need for such provision within the parish. Where an up-to-date survey does not exist, the applicant must conduct a survey, based on the Cheshire East Council model survey, in conjunction with and ensuring appropriate levels of engagement with the parish council where possible.

Hydrological and Hydrogeological Assessment – a systematic study of geology, hydrogeology, geochemistry and contamination at a site. An essential component of an HA is the development of a clear conceptual model of the hydrogeology, the contamination and the potential human health and ecological risks.

Jodrell Bank Mitigation Statement – Statement of the effect of any development proposal falling within the Observatory's Buffer Zone on the operational efficiency of the telescopes through radio interference; and the effect of any development proposal on all other historic attributes of the Observatory, including its setting.

Landscape / Visual Impact Appraisal - An assessment which identifies the effects of the development on views and on the landscape itself, considering the various receptors of those effects and establishing the degree of harm or benefit which arises. The assessment should be carried out in line with the current Landscape Institute's published Guidelines for Landscape and Visual Impact Assessment.

Leisure / Recreation Facilities Needs Assessment - Needs assessment proving that any leisure / recreation facilities to be lost are surplus to requirements to local community needs or alternative provision, of equivalent or better quality, is to be made.

Lighting Scheme (including spillage / contour details) - A technical assessment to identify the impact on adjoining property, the natural environment and night sky from external lighting. The assessment should be accompanied by analysis of light spill, glare and contour details.

'Major Development' - Residential developments of 10 or more dwellings or a site area of more than 0.5ha; Retail, commercial Major Development or industrial or other developments with a floorspace of more than 1,000 square metres or a site area of more than 1ha.

Noise Impact Assessment – A technical assessment usually informed by a site specific noise survey identifying the impact of the development on the existing environment and/or the impact of existing neighbouring and transport uses on the occupiers of development including any mitigation measures as required.

Odour Impact Assessment - An odour impact assessment is a survey that provides a qualitative analysis of the impacts of odours within a local vicinity.

Parking & Access Arrangements – Details of existing and proposed parking in accordance with the Council's Parking Standards at Appendix C of the Cheshire East Local Plan Strategy.

S106 Planning Obligations / Heads of Terms – Details of financial contributions and on or off-site infrastructure improvements necessary to make the development acceptable in planning terms and to secure by way of a legal agreement.

Planning Statement (including Statement of Community Involvement) - A statement which identifies the context and need for a proposed development providing information and evidence to show how the proposed development accords with relevant Development Plan policies, Supplementary Planning Documents and Guidance, the NPPF and PPG. It should also include the details of any pre-application consultation in accordance with Council's Statement of Community Involvement.

Public Open Space Assessment – A statement identifying that proposals which generate need for public open space can be accommodated on site or at existing facilities or a needs assessment proving that any public open space to be lost are surplus to requirements to local community needs or alternative provision, of equivalent or better quality, is to be made.

Retail, Office and Leisure Impact Statement / Assessment – Establish the impacts of out of centre and edge of centre town centre uses on existing town and local centres

is or is not significantly adverse in terms of vitality and viability using the sequential and impact tests as appropriate.

Shadow Flicker / Reflected Light Assessment – An assessment of shadow flicker or reflected light that from wind energy development that might affect nearby land uses and/or properties together with appropriate mitigation measures.

Restoration and Aftercare Scheme – to secure and manage the appropriate restoration and future management of land following its development and impact from minerals and / or waste devlopment.

Site Waste Management Plan - A plan indicating the location of bin stores and details of the materials; design and type enclosure to be sued and proximity to the point of collection.

Sports Need Statement/Assessment - A statement identifying that proposals which generate need for sports use can be accommodated on site or at existing facilities or a needs assessment proving that any sports facilities to be lost are surplus to requirements to local community needs or alternative provision, of equivalent or better quality, is to be made.

Structural Survey - A survey carried out by a suitably qualified structural engineer or other qualified person of the structural stability of a building / structure to establish the extent of any reconstruction required including drawings and method statement indicating the extent of any rebuilding.

SUDS / Drainage Design - A sustainable surface water drainage system strategy for how foul and surface water flows from the development will be controlled and managed.

Transport Statement / Assessment / Travel Plan – An assessment of traffic generation to identify measures to reduce traffic congestion and improve accessibility by facilitating and encouraging sustainable modes of transport (walking, cycling, public transport use and car sharing).

Tree Survey/Arboricultural Implications - Tree Surveys carried out in accordance with BS5837:2012 Trees in relation to design, demolition and construction –

recommendations (or any subsequent replacement BS) to show how a proposed development will impact on existing and proposed trees.

Ventilation/Extraction Statement – To manage the odour impacts relating to the sale or preparation of cooked food and other uses where air conditioning or extraction equipment is required.

Viability Appraisal – A report, including an 'open-book' financial appraisal, to establish the profit or loss arising from a proposed development. It will usually provide an analysis Viability Study of both the figures inputted and output results together with other matters of relevance. An assessment will normally provide a judgement as to the profitability, or loss, of a development.

Appendix 01 - Checklist Matrix

	Householder Application	Full Application	Outline Application	Reserved Matters	Conservation Area Consent	Listed Building Consent	Prior Notification	Non Material Amendment	Discharge of Condition	Certificate of Lawfulness
Plans and Drawings	X	X	X	X	X	X	X	X	X	X
Active Travel England Planning Application Assessment Toolkit		X	X	X						
Affordable Housing Statement		X	X	X						
Agricultural Land Quality Assessment		X	X	X						
Air Quality Assessment		X	X	X						
Archaeological Assessment		X	X	X					X	
Biodiversity Net Gain Statement of Intent		X	X	X					X	
Community Infrastructure Levy (CIL)	X	X	X	X			X	X		X
Contaminated Land Assessment		X	X	X					X	
Construction Management Plan		X	X	X					X	
Design Quality Assessment		X	X	X						
Ecological and Geodiversity Assessment		X	X	X					X	
Ecological Enhancement Strategy		X	X	X					X	
Energy / Sustainability Statement		X	X	X					X	
Flood Risk Assessment	X	X	X	X						
Heritage Statement	X	X	X	X	X	X			X	

Green Belt / Open Countryside Statement	X	X	X	X						
Housing Mix Statement		X	X	X						
Housing Needs Survey		X	X							
Landscape / Visual Impact Appraisal		X	X	X						
Leisure / Recreation Facilities Needs Assessment		X	X	X						
Lighting Scheme		X	X	X					X	
Location Plan	X	X	X	X	X	X	X			X
Noise Impact Assessment		X	X	X					X	
Parking & Access arrangements		X	X	X					X	
Planning Statement (including Community Involvement)		X	X	X						
Public Open Space Statement		X	X	X						
Retail Office and Leisure Impact Statement / Assessment		X	X	X						
S106 Planning Obligations / Heads of Terms		X	X							
Shadow Flicker / Reflected Light Assessment	X	X	X	X						
Site Waste Management Plan		X	X	X					X	
Sports Needs Assessment		X	X	X						
Structural Survey		X	X	X					X	
Transport Statement / Assessment / Travel Plan		X	X	X					X	
Tree Survey/Arboricultural Implications	X	X	X	X					X	
Ventilation / Extraction statement		X	X	X					X	
Viability Assessment		X	X	X						

Appendix 02 - Checklist Policy Drivers

REQUIREMENT	Key Policy Drivers
Plans and Drawings	National Requirement: Town and County Planning (Development Management Procedure) (England) Order 2015
Aerodrome Safeguarding Assessment	SADPD Policy GEN5
Active Travel England Planning Application Assessment Toolkit	Cheshire East Local Plan Strategy Policy CO1 CO4 SADPD Policy INF 3
Affordable Housing Statement	Cheshire East Local Plan Strategy Policy SC5 SC6
Agricultural Land Quality Assessment	Cheshire East Local Plan Strategy Policy SD1 SD2 SE2 SADPD Policy RUR5
Air Quality Assessment	Cheshire East Local Plan Strategy Policy SD2 SE12 SADPD Policy ENV 12
Archaeological Assessment	Cheshire East Local Plan Strategy Policy SD2 SE7 SADPD Policy HER 8
Bio-Aerosol Assessment	Cheshire Replacement Waste Local Plan policy 12, SADPD policy HOU12, NPPW paragraph 7 and Appendix B (part g)
Blasting Assessment	Cheshire Replacement Minerals Local Plan policy 9 and policy 39 NPPF paragraph 189
Borehole or Trial Pit Analysis	Cheshire Replacement Minerals Local Plan policy 10
Coal Mining Risk Assessment	NPPF paragraph 189
Community Infrastructure Levy (CIL)	Cheshire East Local Plan Strategy Policy SD1 SE12 Adopted Community Infrastructure Levy (CIL)
Construction Management Plan	Cheshire East Local Plan Strategy Policy SD1 SD2 SE3 SADPD Policy ENV17
Contaminated Land Assessment	Cheshire East Local Plan Strategy Policy SD2 IN1 IN2 SE 12
Design Quality Assessment	Cheshire East Local Plan Strategy Policy SD2 SE1 SE6 SC4 SADPD Policy GEN 1 Cheshire East Design SPD
Dust Impact Assessment	Cheshire Replacement Minerals Local Plan policy 28, Cheshire Replacement Waste Local Plan policy 24 Cheshire East Local Plan Strategy Policy SE12

Ecological and Geodiversity Assessment	Cheshire East Local Plan Strategy Policy SE3 SE6 SADPD Policy ENV 2
Ecological Enhancement Strategy	Cheshire East Local Plan Strategy Policy SE3 SE6 SADPD Policy ENV 2
Energy / Sustainability Statement	Cheshire East Local Plan Strategy Policy SD1 SE1 SE8 SADPD Policy ENV 7
Environmental Statement/Environmental Outcomes Report	Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (or as amended)
Flood Risk Assessment	Cheshire East Local Plan Strategy Policy SD2 SE13
Geotechnical and Land Stability Appraisal	Cheshire Replacement Minerals Local Plan Policy 39, Cheshire East Local Plan Strategy Policy SE12 NPPF paragraph 189
Green Belt / Open Countryside Statement	Cheshire East Local Plan Strategy Policy PG3 PG6 SADPD Policy RUR11 RUR13
Health Impact Assessment	SADPD Policy SC 3 Health and well-being
Heritage Statement	Cheshire East Local Plan Strategy Policy SD2 SE7
Housing Mix Statement	SADPD Policy HOU1
Housing Needs Survey	Cheshire East Local Plan Strategy Policy SC6 SADPD Policy RUR4
Hydrological and Hydrogeological Assessment	Cheshire Replacement Minerals Local Plan Policy 25, Cheshire Replacement Waste Local Plan Policy 18, Cheshire East Local Plan Strategy Policy SE12 and SE13, SADPD Policy ENV17
Jodrell Bank Mitigation Statement	Cheshire East Local Plan Strategy Policy SE14 SADPD Policy HER9
Landscape / Visual Impact statement	Cheshire East Local Plan Strategy Policy SD2 SE4 SE6 SADPD Policy ENV 9 & ENV 10
Leisure / Recreation Facilities Needs Assessment	Cheshire East Local Plan Strategy Policy SC1
Lighting Scheme (including spillage / contour details)	Cheshire East Local Plan Strategy Policy SE12 SADPD Policy ENV14
Noise Impact Assessment	Cheshire East Local Plan Strategy Policy SE12 SADPD ENV 13

Odour Impact Assessment	Cheshire Replacement Waste Local Plan Policy 12, Policy 26, Cheshire East Local Plan Strategy Policy SE12
Parking & Access arrangements	Cheshire East Local Plan Strategy Policy SD2 SE1 Appendix C Cheshire East Design Guide SPD
Planning Obligations	Cheshire East Local Plan Strategy Policy SD2 IN1 IN2
Planning Statement (including Community Involvement)	NPPF paragraph 38 and Cheshire East Statement of Community Involvement (SCI)
Public Open Space Assessment	Cheshire East Local Plan Strategy Policy SD1 SD2 SC3
Retail Office and Leisure Impact Statement / Assessment	Cheshire East Local Plan Strategy Policy SADPD Policy RET3
Shadow Flicker / Reflected Light Assessment	SADPD Policy ENV9
Restoration and Aftercare Scheme	Cheshire Replacement Minerals Local Plan Policy 41, Cheshire Replacement Waste Local Plan Policy 32, Cheshire East Local Plan Strategy Policy SE10
Site Waste Management Plan	Cheshire East Local Plan Strategy Policy SD1 SD2 SE11
Sports Need Statement/Assessment	Cheshire East Local Plan Strategy Policy SC2 SD1 SADPD Policy REC 2
Structural Survey	Cheshire East Local Plan Strategy Policy EG2 SE7 SADPD Policy HER 1
SUDS Drainage Design	SADPD Policy ENV7 ENV16
Transport Statement / Assessment / Travel Plan	Cheshire East Local Plan Strategy Policy CO1 CO4 SADPD Policy INF 3
Tree Survey / Arboricultural Implications	Cheshire East Local Plan Strategy Policy SE5 SADPD Policy ENV 6
Ventilation / Extraction statement	Cheshire East Local Plan Strategy Policy SE12
Viability Assessment	Cheshire East Local Plan Strategy Policy IN2 SC5 SC6 SADPD Policy GEN 7

Cheshire East Council
Email: CEPlanning@cheshireeast.gov.uk
https://www.cheshireeast.gov.uk/planning/planning-validation-checklists.aspx
Tel: 0300 123 5500

Appendix 01 - Checklist Matrix

	Householder Application	Full Application	Outline Application	Reserved Matters	Conservation Area Consent	Listed Building Consent	Prior Notification	Non Material Amendment	Discharge of Condition	Certificate of Lawfulness
Plans and Drawings	X	X	X	X	X	X	X	X	X	X
Active Travel England Planning Application Assessment Toolkit		X	X	X						
Affordable Housing Statement		X	X	X						
Agricultural Land Quality Assessment		X	X	X						
Air Quality Assessment		X	X	X						
Archaeological Assessment		X	X	X					X	
Biodiversity Net Gain Statement of Intent		X	X	X					X	
Community Infrastructure Levy (CIL)	X	X	X	X			X	X		X
Contaminated Land Assessment		X	X	X					X	
Construction Management Plan		X	X	X					X	
Design Quality Assessment		X	X	X						
Ecological and Geodiversity Assessment		X	X	X					X	
Ecological Enhancement Strategy		X	X	X					X	
Energy / Sustainability Statement		X	X	X					X	
Flood Risk Assessment	X	X	X	X						
Heritage Statement	X	X	X	X	X	X			X	

Green Belt / Open Countryside Statement	X	X	X	X						
Housing Mix Statement		X	X	X						
Housing Needs Survey		X	X							
Landscape / Visual Impact Appraisal		X	X	X						
Leisure / Recreation Facilities Needs Assessment		X	X	X						
Lighting Scheme		X	X	X					X	
Location Plan	X	X	X	X	X	X	X			X
Noise Impact Assessment		X	X	X					X	
Parking & Access arrangements		X	X	X					X	
Planning Statement (including Community Involvement)		X	X	X						
Public Open Space Statement		X	X	X						
Retail Office and Leisure Impact Statement / Assessment		X	X	X						
S106 Planning Obligations / Heads of Terms		X	X							
Shadow Flicker / Reflected Light Assessment	X	X	X	X						
Site Waste Management Plan		X	X	X					X	
Sports Needs Assessment		X	X	X						
Structural Survey		X	X	X					X	
Transport Statement / Assessment / Travel Plan		X	X	X					X	
Tree Survey/Arboricultural Implications	X	X	X	X					X	
Ventilation / Extraction statement		X	X	X					X	
Viability Assessment		X	X	X						

Appendix 02 - Checklist Policy Drivers

REQUIREMENT	Key Policy Drivers
Plans and Drawings	National Requirement: Town and County Planning (Development Management Procedure) (England) Order 2015
Aerodrome Safeguarding Assessment	SADPD Policy GEN5
Active Travel England Planning Application Assessment Toolkit	Cheshire East Local Plan Strategy Policy CO1 CO4 SADPD Policy INF 3
Affordable Housing Statement	Cheshire East Local Plan Strategy Policy SC5 SC6
Agricultural Land Quality Assessment	Cheshire East Local Plan Strategy Policy SD1 SD2 SE2 SADPD Policy RUR5
Air Quality Assessment	Cheshire East Local Plan Strategy Policy SD2 SE12 SADPD Policy ENV 12
Archaeological Assessment	Cheshire East Local Plan Strategy Policy SD2 SE7 SADPD Policy HER 8
Bio-Aerosol Assessment	Cheshire Replacement Waste Local Plan policy 12, SADPD policy HOU12, NPPW paragraph 7 and Appendix B (part g)
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Borehole or Trial Pit Analysis	Cheshire Replacement Minerals Local Plan policy 10
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Contaminated Land Assessment	Cheshire East Local Plan Strategy Policy SD2 IN1 IN2 SE 12
Design Quality Assessment	Cheshire East Local Plan Strategy Policy SD2 SE1 SE6 SC4 SADPD Policy GEN 1 Cheshire East Design SPD
Dust Impact Assessment	Cheshire Replacement Minerals Local Plan policy 28, Cheshire Replacement Waste Local Plan policy 24 Cheshire East Local Plan Strategy Policy SE12

Ecological and Geodiversity Assessment	Cheshire East Local Plan Strategy Policy SE3 SE6 SADPD Policy ENV 2
Ecological Enhancement Strategy	Cheshire East Local Plan Strategy Policy SE3 SE6 SADPD Policy ENV 2
Energy / Sustainability Statement	Cheshire East Local Plan Strategy Policy SD1 SE1 SE8 SADPD Policy ENV 7
Environmental Statement/Environmental Outcomes Report	Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (or as amended)
Flood Risk Assessment	Cheshire East Local Plan Strategy Policy SD2 SE13
Geotechnical and Land Stability Appraisal	Cheshire Replacement Minerals Local Plan Policy 39, Cheshire East Local Plan Strategy Policy SE12 NPPF paragraph 189
Green Belt / Open Countryside Statement	Cheshire East Local Plan Strategy Policy PG3 PG6 SADPD Policy RUR11 RUR13
Health Impact Assessment	SADPD Policy SC 3 Health and well-being
Heritage Statement	Cheshire East Local Plan Strategy Policy SD2 SE7
Housing Mix Statement	SADPD Policy HOU1
Housing Needs Survey	Cheshire East Local Plan Strategy Policy SC6 SADPD Policy RUR4
Hydrological and Hydrogeological Assessment	Cheshire Replacement Minerals Local Plan Policy 25, Cheshire Replacement Waste Local Plan Policy 18, Cheshire East Local Plan Strategy Policy SE12 and SE13, SADPD Policy ENV17
Jodrell Bank Mitigation Statement	Cheshire East Local Plan Strategy Policy SE14 SADPD Policy HER9
Landscape / Visual Impact statement	Cheshire East Local Plan Strategy Policy SD2 SE4 SE6 SADPD Policy ENV 9 & ENV 10
Leisure / Recreation Facilities Needs Assessment	Cheshire East Local Plan Strategy Policy SC1
Lighting Scheme (including spillage / contour details)	Cheshire East Local Plan Strategy Policy SE12 SADPD Policy ENV14
Noise Impact Assessment	Cheshire East Local Plan Strategy Policy SE12 SADPD ENV 13

Odour Impact Assessment	Cheshire Replacement Waste Local Plan Policy 12, Policy 26, Cheshire East Local Plan Strategy Policy SE12
Parking & Access arrangements	Cheshire East Local Plan Strategy Policy SD2 SE1 Appendix C Cheshire East Design Guide SPD
Planning Obligations	Cheshire East Local Plan Strategy Policy SD2 IN1 IN2
Planning Statement (including Community Involvement)	NPPF paragraph 38 and Cheshire East Statement of Community Involvement (SCI)
Public Open Space Assessment	Cheshire East Local Plan Strategy Policy SD1 SD2 SC3
Retail Office and Leisure Impact Statement / Assessment	Cheshire East Local Plan Strategy Policy SADPD Policy RET3
Shadow Flicker / Reflected Light Assessment	SADPD Policy ENV9
Restoration and Aftercare Scheme	Cheshire Replacement Minerals Local Plan Policy 41, Cheshire Replacement Waste Local Plan Policy 32, Cheshire East Local Plan Strategy Policy SE10
Site Waste Management Plan	Cheshire East Local Plan Strategy Policy SD1 SD2 SE11
Sports Need Statement/Assessment	Cheshire East Local Plan Strategy Policy SC2 SD1 SADPD Policy REC 2
Structural Survey	Cheshire East Local Plan Strategy Policy EG2 SE7 SADPD Policy HER 1
SUDS Drainage Design	SADPD Policy ENV7 ENV16
Transport Statement / Assessment / Travel Plan	Cheshire East Local Plan Strategy Policy CO1 CO4 SADPD Policy INF 3
Tree Survey / Arboricultural Implications	Cheshire East Local Plan Strategy Policy SE5 SADPD Policy ENV 6
Ventilation / Extraction statement	Cheshire East Local Plan Strategy Policy SE12
Viability Assessment	Cheshire East Local Plan Strategy Policy IN2 SC5 SC6 SADPD Policy GEN 7

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Environment and Communities Committee Work Programme 2024-25

Report Reference	Environment & Communities Committee	Title	Purpose of Report	Lead Officer	Consultation	Equality Impact Assessment	Corporate Plan Priority	Part of Budget and Policy Framework	Exempt Item
EC/01/24-25	June 2024	Service Budgets 2024/25 (Environment & Communities Committee)	The purpose of this report is to set out the allocation of approved budgets for 2024/25 for services under the Committee's remit, as determined by Finance Sub Committee	Director of Finance & Customer Services	No	No	Open	Yes	No
EC/28/23-24	June 2024	Street Trading Policy	To receive and approve the adoption of the updated Policy	Head of Regulatory Services	Yes	TBC	Open	No	No
EC/39/23-24	June 2024	Biodiversity Net Gain Supplementary Planning Document	To seek approval to adopt the Biodiversity Net Gain Supplementary Planning Document	Head of Planning	Yes	Yes	Green	No	No
EC/02/24-25	June 2024	Jodrell Bank Observatory Supplementary Planning Document	To seek approval to consult on the final draft of the Jodrell Bank Observatory Supplementary Planning Document	Head of Planning	Yes	Yes	Green	No	No
EC/03/24-25	June 2024	Air Quality Strategy	The report will present the draft Air Quality Strategy for review and approval.	Interim Director Environment and Neighbourhoods	Yes	No	Green	No	No
EC/04/24-25	June 2024	2023/24 Annual Performance Review	To provide an update on the performance of the Environment and Neighbourhoods department for the municipal year 2023/24.	Interim Director Environment and Neighbourhoods	No	No	Open	Yes	No
EC/05/24-25	June 2024	Environment Act Update	To provide an update to Members relating to recent changes to the Environment Act	Head of Planning	No	No	Open	No	No
EC/06/24-25	June 2024	Libraries Strategy - Initial Proposals	To set out initial strategy proposals and seek approval to consult, prior to development of and seeking approval to a final strategy later in 2024.	Interim Director Environment and Neighbourhoods	Yes	Yes	Open	Yes	Yes
EC/07/24-25	June 2024	Waste Collection - weekly food waste collections	To update committee on the recent legislation changes related to mandatory weekly food waste collections, set out the recommended approach to provide the most	Interim Director Environment and Neighbourhoods	No	Yes	Open	Yes	Yes

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Report Reference	Environment & Communities Committee	Title	Purpose of Report	Lead Officer	Consultation	Equality Impact Assessment	Corporate Plan Priority	Part of Budget and Policy Framework	Exempt Item
			cost effective solution and seek approval to move forward with implementation including public engagement.						
EC/08/24-25	September 2024	HWRC Review - Final Recommendations	To seek approval to final review recommendations relating to the long term future of Household Waste Recycling Centre provision in Cheshire East, whilst also seeking delegated approval to officers to award a new operating contract.	Interim Director Environment and Neighbourhoods	Yes	Yes	Open	Yes	Yes
EC/09/24-25	September 2024	S106 / CIL Update	To provide an update to Members on the current position relating to the S106 Audit previously reported to committee in 2023.	Head of Planning	No	No	Open	Yes	No
EC/10/24-25	September 2024	Local Nature Recovery Strategy (LNRS)	To provide an update on the Local Nature Recovery Strategy	Head of Planning	Yes	No	Open	No	No
EC/11/24-25	September 2024	Review of Street Cleansing Operations – implementation	To update Members on the implementation of the review of street cleansing operations	Interim Director Environment and Neighbourhoods	No	No	Open	TBC	No
EC/12/24-25	September 2024	Approval of Carbon Neutral 2045 Action Plan	To seek approval to adopt the action plan associated with the delivery of the Carbon Neutral 2045 borough target.	Interim Director Environment and Neighbourhoods	Yes	Yes	Open	Yes	No
EC/13/24-25	November 2024	Libraries Strategy - Implementation	To seek approval to implement the final details of the Libraries Strategy.	Interim Director Environment and Neighbourhoods	Yes	Yes	Open	Yes	Yes
EC/14/24-25	November 2024	Mid-Year Performance Review 2024/25	To provide an update to Committee relating to the performance of the department mid way through the 2024/25 municipal year.	Interim Director Environment and Neighbourhoods	No	No	Open	Yes	No
EC/15/24-25	November 2024	Local Plan Update – feedback on Issues Paper	To provide feedback from the consultation undertaken on the Issues Paper as presented to Committee in	Head of Planning	Yes	Yes	Open	No	No

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Report Reference	Environment & Communities Committee	Title	Purpose of Report	Lead Officer	Consultation	Equality Impact Assessment	Corporate Plan Priority	Part of Budget and Policy Framework	Exempt Item
			March 2024 and set out the next steps for the Local Plan review.						
EC/16/24-25	November 2024	Strategic Leisure Review - Implementation Update	To provide an update to Committee in relation to the implementation of the initiatives brought forward under the Strategic Leisure Review and where appropriate set out any additional savings proposals.	Interim Director Environment and Neighbourhoods	Yes	Yes	Open	No	No
EC/17/24-25	January 2025	Carbon Neutral Programme Update	To provide an annual update on the progress of the implementation of the carbon neutral programme.	Interim Director Environment and Neighbourhoods	No	No	Open;#Green	Yes	Yes
EC/18/24-25	March 2025	Cemeteries Investment Programme	To seek committee approval to the proposed investment programme for the Cheshire East Council operated cemeteries	Interim Director Environment and Neighbourhoods	No	Yes	Open	Yes	No
EC/19/24-25	March 2025	Updated Local List of Historic Buildings	To seek approval to the updated local list of historic buildings	Head of Planning	TBC	No	Open	TBC	No

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of the Local Government Act 1972.

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